

Royal Park

Residence & Resort

 **ROYAL PARK**
— RESIDENCE —

A New Chapter on the Costa del Sol

More and more, people are choosing environments where daily life feels easier, healthier, and more connected.

Royal Park reflects that shift - introducing the last coastal location that seamlessly merges residential calm, wellness, education, hospitality, green spaces, and the infrastructure of a growing destination within one integrated environment on the New Golden Mile.



PRIVATE

Residences Greenery Calm Privacy

CONNECTED

Wellness Racquet club Social spaces Hospitality

WHY LIFE HERE FEELS DIFFERENT

More than a collection of amenities, Royal Park functions as a carefully curated living environment - balancing comfort, resort-level infrastructure and everyday convenience.

Different Lifestyles. One Environment



INTELLIGENT MEDITERRANEAN LIVING

NL • BELGIUM • GERMANY • LUXEMBOURG • SCANDINAVIA

- WELLNESS
- ARCHITECTURE
- WALKABILITY & EVERYDAY CONVENIENCE
- PRIVACY & SAFETY
- LONG-TERM QUALITY OF LIFE



LIFESTYLE CAPITAL BUYERS

POLAND • CZECHIA • LATVIA • LITHUANIA • ESTONIA
• ARAB COUNTRIES

- PROFESSIONALLY MANAGED OWNERSHIP
- INFRASTRUCTURE-LED GROWTH
- RENTAL DEMAND
- LIFESTYLE FLEXIBILITY
- STABLE LONG-TERM VALUE



MEDITERRANEAN FAMILY LIVING

EUROPE • UK/USA • INTERNATIONAL FAMILIES

- INTERNATIONAL EDUCATION
- SAFETY & RESIDENTIAL CALM
- GREEN SPACES & OUTDOOR LIVING
- HEALTHY MEDITERRANEAN LIFESTYLE
- LONG-TERM FAMILY QUALITY OF LIFE

FROM PUENTE ROMANO TO THE NEXT GENERATION OF RESORT LIFESTYLE DESTINATIONS

Villarroel legacy helped shape modern resort living.

Puente Romano became one of the Costa del Sol's most successful lifestyle destinations because it offered far more than real estate.

Iconic destinations such as **Kempinski Hotel, Palo Alto, Abama Resort Tenerife**, and other landmark Mediterranean communities helped shape the social and hospitality culture people wanted to belong to.

The same architectural lineage now stands behind **Royal Park** - reimagined for a new generation through wellness infrastructure, racquet culture, hospitality partnerships, larger-scale amenities and a more contemporary residential model.



VILLARROEL
TIMELESS ARCHITECTURE

Not a copy of the past - but the next evolution of it, built around the way modern buyers increasingly want to live.



FROM BOUTIQUE VILLAS TO DESTINATION- SCALE LIVING



The developer behind Royal Park combines boutique-level attention to quality with long-term residential vision and premium execution standards.

Lion Capital has built its reputation through design-led residential projects across the Costa del Sol, focused on lasting value, architectural consistency, and carefully curated living environments.

PROJECT VALUE

€73,5M+

€260M+

YEARS OF PROVEN EXPERTISE

10+ Years

PROJECTS COMPLETED

8+ Projects

TOTAL BUILT AREA DELIVERED

15K+ m²

Delivered

40K+ m²

In Progress

Laguna Residence

Built in 2024



58

Apartments Laguna Residence

La Zagaleta Royal Next

Built in 2024



€25M+

Object price

Their portfolio includes projects in Río Verde, Marbella Club, Laguna Residence, and La Zagaleta - one of Europe's most exclusive residential estates - establishing a strong foundation in premium residential development.

THE FUTURE OF THE NEW GOLDEN MILE IS ALREADY TAKING SHAPE

Royal Park is positioned within one of the fastest-evolving areas of the Costa del Sol where new infrastructure, public investment, hospitality projects, and lifestyle development are beginning to reshape the **New Golden Mile**.

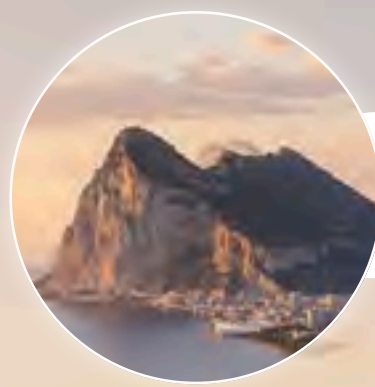
After a long process of legal work, the area has been included in Estepona's long-term urban development strategy, including new green zones, public infrastructure, wellness-oriented public spaces, and the creation of a **20,000 m² municipal park officially announced by the city.**

Similar transformation cycles across the Costa del Sol - including areas such as San Pedro, Estepona & Marbella - have historically been followed by **significant increases in demand, infrastructure quality, and residential value.**

Royal Park enters the market during the strongest transition phase: before full area maturity, but after the direction of growth has already become visible.

🔗 [For more announcements click here](#)





Gibraltar
🚗 45 min, 55 km



Supermarket
🚶 5 min



Atlas American School of Malaga
🚗 5 min



Sonora Beach
🚶 6 min



Hospiten Estepona
🚗 3 min



Selwo Aventura Zoo
🚗 5 min



City Park Playgrounds
🚶 5 min



Villas
🚶 2 min



Rope Park & Ice Skating Ring
🚶 5 min



THE LAST COASTAL ADDRESS ON THE NEW GOLDEN MILE

WHERE EVERYDAY LIFE ALREADY FEELS COMPLETE



Sport and Wellness Zone
🚶 5 min

← **Marbella**
🚗 15 min, 12 km

Estepona →
🚗 10 min, 6 km

✈ **Malaga Airport**
🚗 50 min, 80 km



PHASE 3 | Q4 2030
60 Apartments

PHASE 2 | Q1 2029
88 Apartments

PHASE 1 | Q2 2027
57 Apartments

Q2 2027

Q4 2027/Q1 2028

FULLY INTEGRATED MASTERPLAN

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WORK, CREATE, AND
CONNECT IN THE
COWORKING SPACE

EXCITING CHILDREN'S ATTRACTIONS



RELAX, REJUVENATE, & UNWIND



HERITAGE, REIMAGINED FOR MODERN LIVING

The architecture of **Royal Park** continues the Mediterranean resort philosophy associated with the **Villarroel legacy** — where light, landscape, movement, and residential living exist in natural balance.



Inspired by destinations such as **Puente Romano**, the project reinterprets that identity through a more contemporary lens: layered terraces, integrated greenery, panoramic views, and spaces designed around quality of life.



Rather than maximizing density, the architecture prioritizes **openness, calm, natural light, and a stronger connection to the surrounding environment.**



DESIGNED AROUND EFFORTLESS OWNERSHIP



Royal Park Ecosystem was designed to combine the **privacy** of residential living with the **simplicity** and **convenience** of hospitality-level service.

Gated access, integrated concierge support, resident services, digital access systems, and dedicated maintenance infrastructure are designed to make ownership feel seamless - whether living year-round, visiting seasonally, or managing the property remotely.



PRIVATE



CONNECTED



SUPPORTED



EFFORTLESS

The result is a more effortless residential experience centered around privacy, security, responsiveness, and everyday ease.

RESORT-LEVEL LIVING. WITHOUT OVERHEAD



Residents benefit from wellness, concierge support, security, and everyday infrastructure — without the inflated costs of fully serviced resorts.

Additional lifestyle services remain available on demand, allowing owners to access resort-level experiences only when needed.

A more flexible approach to balancing lifestyle quality, operational simplicity, and long-term ownership practicality.

01

LOWER FIXED OVERHEAD

Optimized ownership structure
No unnecessary resort burden
Operational simplicity

02

ESSENTIALS INCLUDED

Spa & Gym Access
Concierge support
Everyday infrastructure

03

RESORT ACCESS ON DEMAND

Hospitality experiences
Advanced spa & dining
Lifestyle services
Resident privileges

04

SEAMLESS & FLEXIBLE

No over-paying or hidden costs
Ideal for second-home ownership,
Investor-friendly structure,
Lifestyle with 0 rigidity

FLEXIBLE OWNERSHIP. PROFESSIONAL MANAGEMENT



Designed for personal use, rental flexibility,
and low-friction international ownership.



PERSONAL USE

Use the residence seasonally, year-round,
or as a second home within a **professionally
managed residential environment**.



PROFESSIONAL MANAGEMENT

Operational support can include guest
coordination, property care, maintenance, and
day-to-day management - allowing ownership
to remain **simple even from abroad**.



FLEXIBLE RENTAL MODEL

Owners can combine personal stays with
rental income opportunities without fixed
rental obligations or operational complexity.

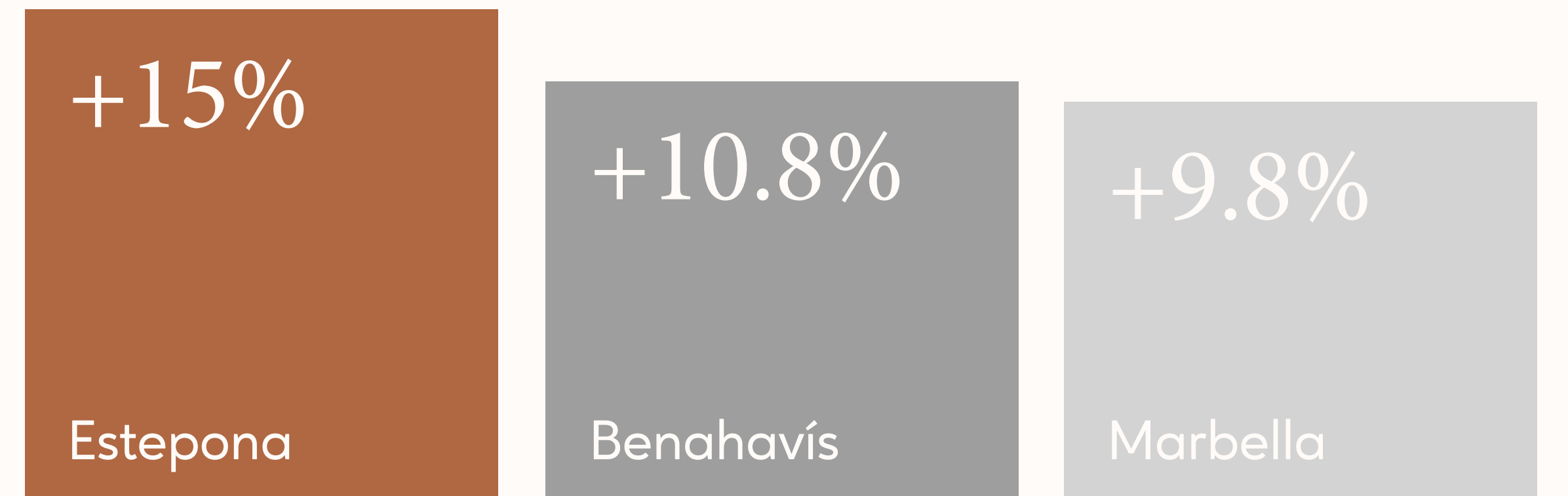
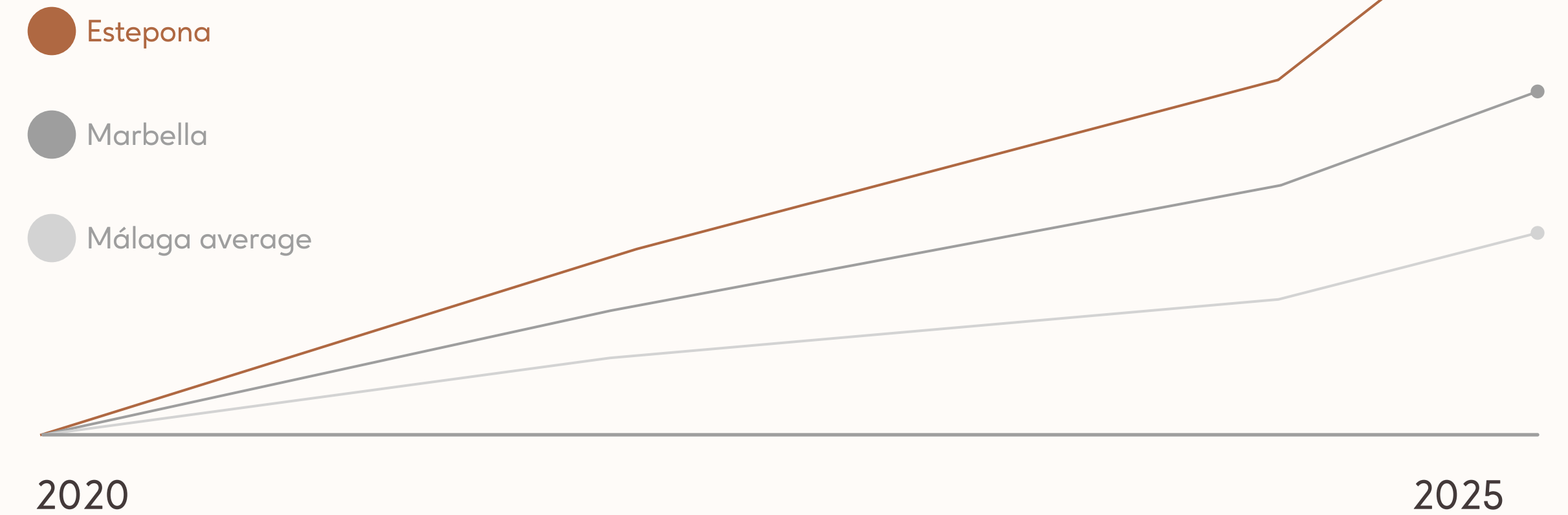
PERSONAL WHEN DESIRED. MANAGED WHEN NEEDED

THE NEW GOLDEN MILE

One of the fastest-growing luxury residential corridors on the Costa del Sol

- 1** STRONG CAPITAL GROWTH
Estepona continues outperforming surrounding prime markets in annual residential price growth.
- 2** FINAL COASTAL EXPANSION ZONE
One of the last remaining large-scale coastal development locations within the **Golden Triangle**.
- 3** INFRASTRUCTURE & INTERNATIONAL DEMAND
New lifestyle infrastructure, hospitality projects, and international buyers continue accelerating long-term market growth.

AVERAGE ANNUAL PRICE GROWTH



Source: Idealista / INE / DOM3 Market Report 2025

Entering before full market maturity remains one of the area's strongest strategic advantages.

KEY INVESTMENT METRICS



25–30%

PROJECTED CAPITAL GROWTH

6–8%

LONG-TERM RENTAL YIELD

8–11%

HYBRID RENTAL STRATEGY YIELD

Based on projected 25–30% price growth during construction phase



CAPITAL APPRECIATION



3 BEDROOM APARTMENT

Current Price Projected Value After Construction
€800,000 → €1,000,000 – €1,040,000

Estimated Capital Gain
€200,000 – €240,000



4 BEDROOM APARTMENT

Current Price Projected Value After Construction
€1,130,000 → €1,412,000 – €1,469,000

Estimated Capital Gain
€282,000 – €339,000



PENTHOUSE

Current Price Projected Value After Construction
€1,270,000 → €1,587,000 – €1,651,000

Estimated Capital Gain
€317,000 – €381,000



RENTAL INCOME MODEL

3 BEDROOM APARTMENT

Estimated Monthly Rent	Occupancy
€5,000	90%
Annual Gross Income	Gross Yield
€54,000	6.7%

PENTHOUSE

Estimated Monthly Rent	Occupancy
€8,500	85%
Annual Gross Income	Gross Yield
€86,700	6.8%

3 BEDROOM APARTMENT

Estimated Monthly Rent
€72,000 – €88,000
Gross Yield
9–11%

PENTHOUSE

Estimated Monthly Rent
€120,000 – €145,000
Gross Yield
9–11%

HYBRID RENTAL STRATEGY

(short-term + long-term)

COMMERCIAL TERMS

Transparent purchase structure designed for long-term buyer confidence and protected ownership.



PAYMENT STRUCTURE

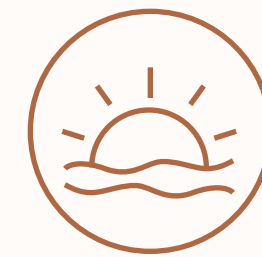
- 1** RESERVATION
€10,000
- 2** UPON SIGNING PPC
30% + VAT
- 3** 6 MONTHS AFTER PPC
20% + VAT
- 4** KEY DELIVERY
50% + VAT

PROJECT SUMMARY

57 **Q3 2027**

APARTMENTS &
PENTHOUSES

ESTIMATED
DELIVERY



PANORAMIC SEA VIEWS

BUYER PROTECTION

All payments are made directly to the developer's protected account and secured by bank guarantees in accordance with Spanish property regulations.



BUILD A LIFE YOU DON'T NEED TO ESCAPE FROM



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