





There are places you don't just live in, you feel them.  
This is one of those places.  
The refuge where time slows.  
The place where you truly live what you feel.





# MARBELLA

## The Spa of the Costa del Sol

Marbella is a city and resort on the Costa del Sol that blends the charm of whitewashed houses adorned with flowers, narrow streets and the spirit of a beautiful Andalusian village, with rich gastronomy and stunning beaches of crystal-clear waters. With pleasant temperatures year-round, a renowned marina (Puerto Banús), a wide cultural offering and a great variety of beaches, Marbella stands out as a magnificent place to live or to enjoy as a second home.

# Exceptional setting MARBELLA

This residential development is located in one of Marbella's most exclusive areas. A privileged Mediterranean setting that combines proximity to the sea with the serenity of a high-end residential environment, surrounded by nature and golf courses, and complemented by a curated selection of premium services: gourmet restaurants, luxury boutiques, beach clubs and wellness centres, all within an atmosphere of privacy, elegance and distinction.





Exclusivity  
and Design in Every Detail

This new-build residential development, conceived as a unique proposition, is comprising **16 homes with 2 and 3 bedrooms**, designed with a contemporary approach that prioritises comfort, space and a connection with its natural surroundings. The residential complex offers penthouses with **private terraces of up to 200m<sup>2</sup> and swimming pools**, as well as **ground-floor units with gardens**—ideal for those seeking a lifestyle that combines privacy, well-being and design.





## Premium Amenities



Swimming pool



Solarium



Spa & Sauna



Gym



Garage and storage rooms

Each home has been designed to make the most of natural light, open spaces and panoramic views, creating a serene and sophisticated atmosphere. Most units benefit from privileged orientation, while all of them have access to a carefully curated selection of luxury amenities including a **swimming pool, solarium, spa and sauna, gym, garage and storage rooms** crafted to elevate the lifestyle of their residents.





# LIVING ROOM – KITCHEN & TERRACE





**GS Royal River** is not just a place to live, but an opportunity to invest in a property that blends cutting-edge architecture, natural surroundings and luxury amenities, in a location that invites you to enjoy every moment.



#### Smart Technology



Enjoy the comfort of a connected home. Each property features advanced home automation systems that allow you to control lighting, climate, blinds and security from your smartphone or tablet. Technology adapts to your routines, optimising resources and enhancing your quality of life.

#### Sustainability and Environmental Responsibility



Each home has been conceived under strict criteria of energy efficiency and environmental respect. Sustainable materials have been carefully selected, and solutions have been integrated to minimise energy consumption. All of this contributes to a more conscious, responsible lifestyle aligned with the future of the planet.



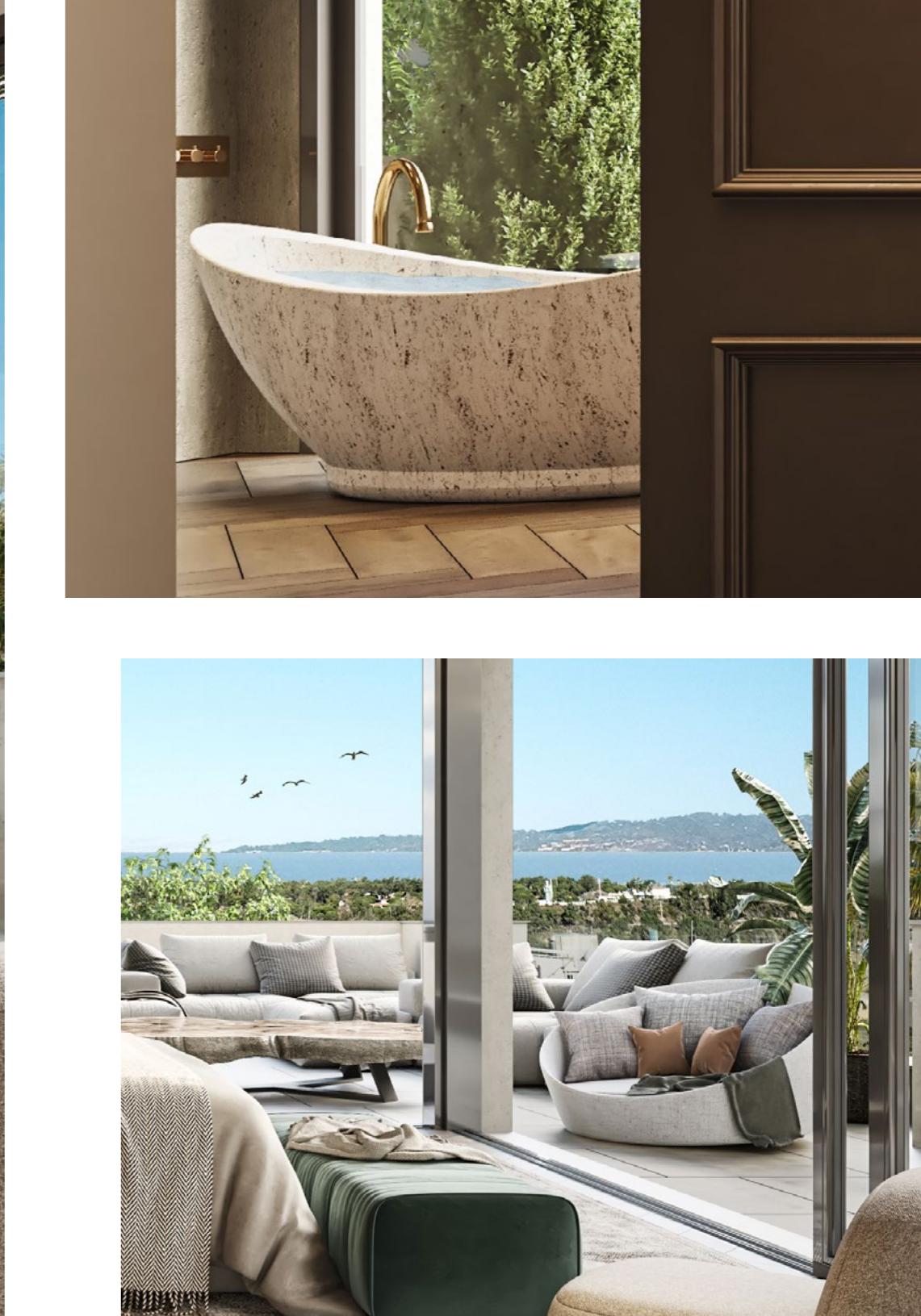
#### Comprehensive Security for Your Peace of Mind



Security is a fundamental pillar of this exclusive development. The residential complex is equipped with state-of-the-art video surveillance systems, access control and integrated alarms to ensure the protection of your home. In addition, the communal areas are designed with restricted access exclusively for residents, creating a safe and private environment for you and your family.



# PENTHOUSE BEDROOM



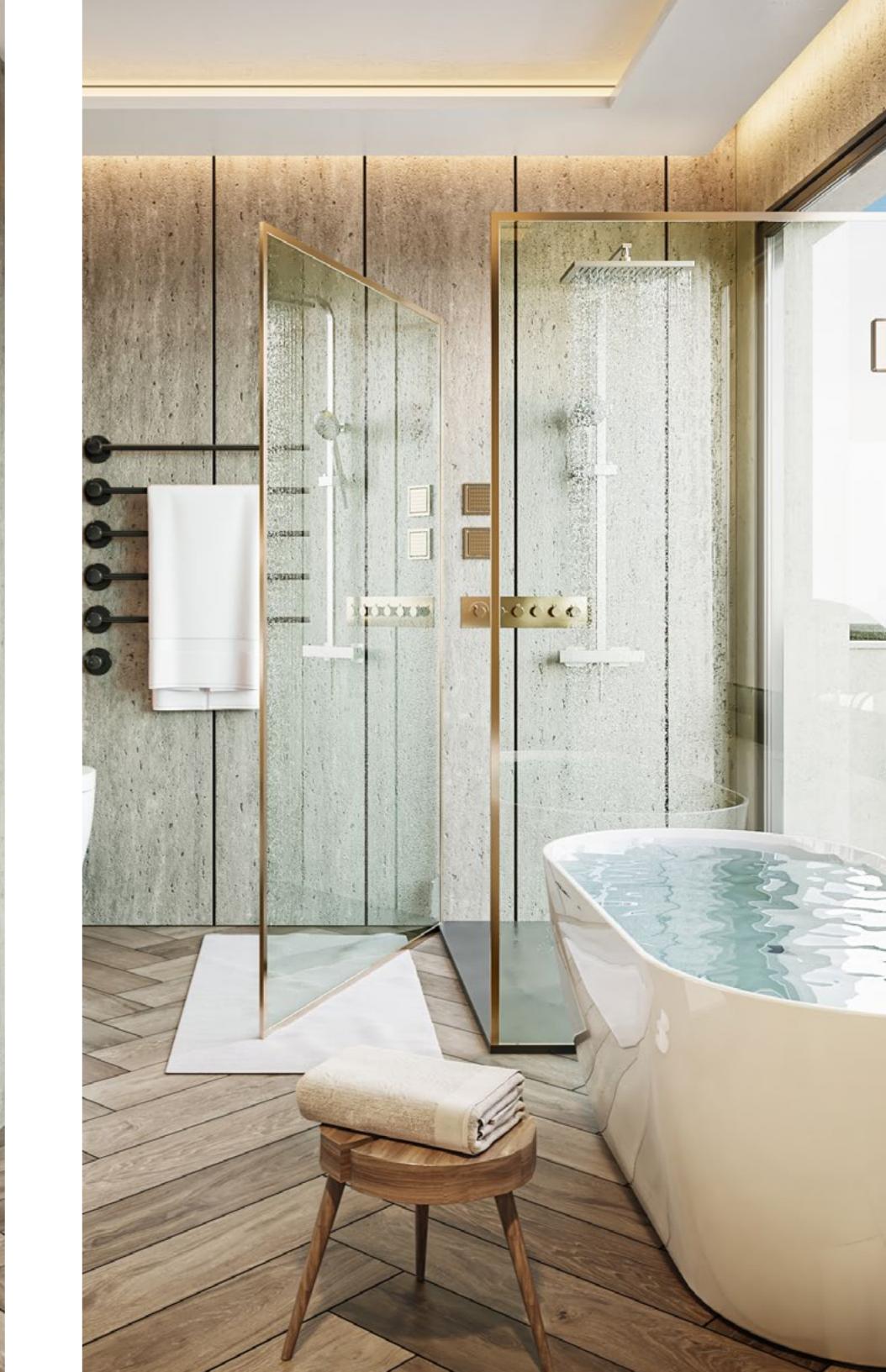


# BEDROOM & WALK IN CLOSET





MAIN BATHROOM &  
PENTHOUSE



# TERRACE & PENTHOUSE

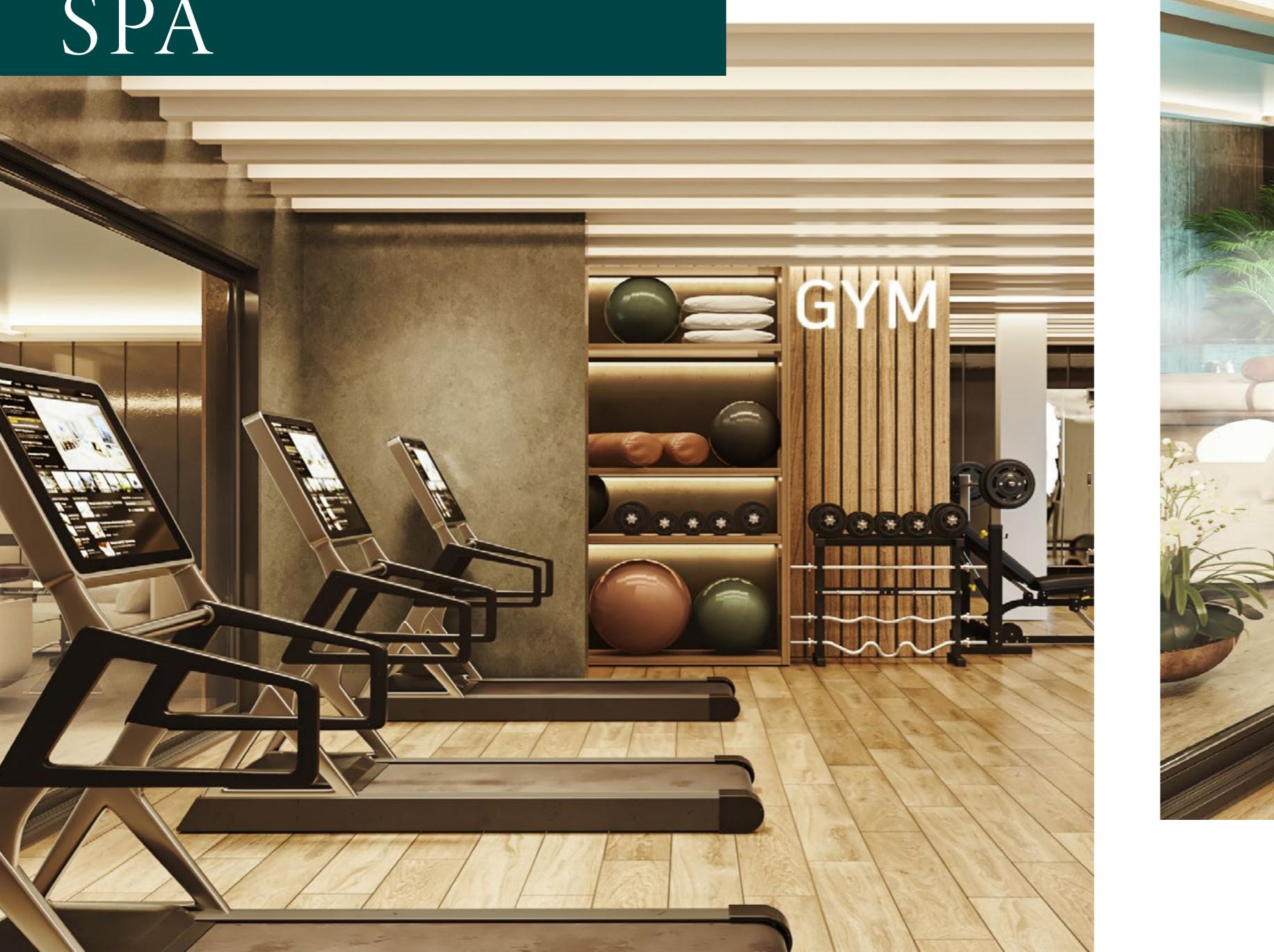




# SPA UNA

# GYM

# SPA





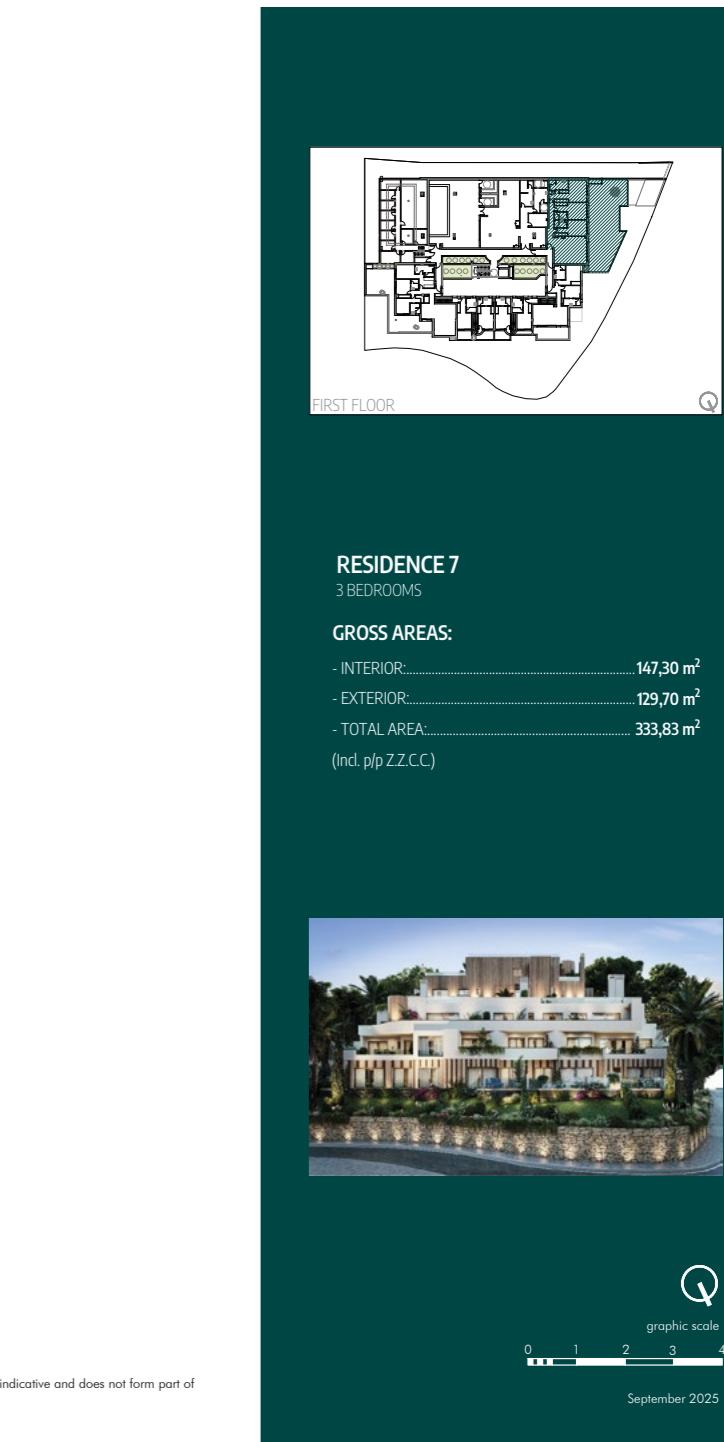
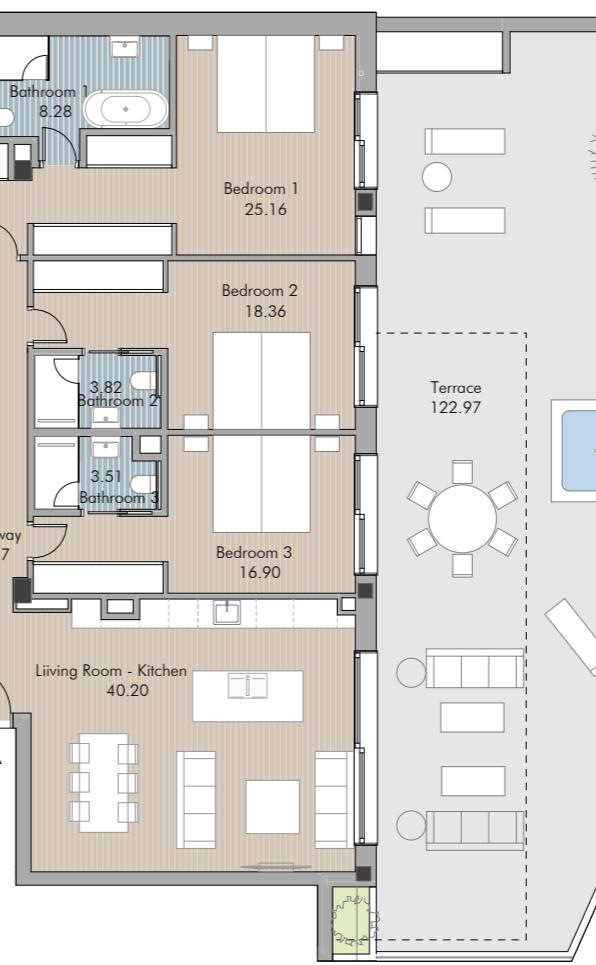
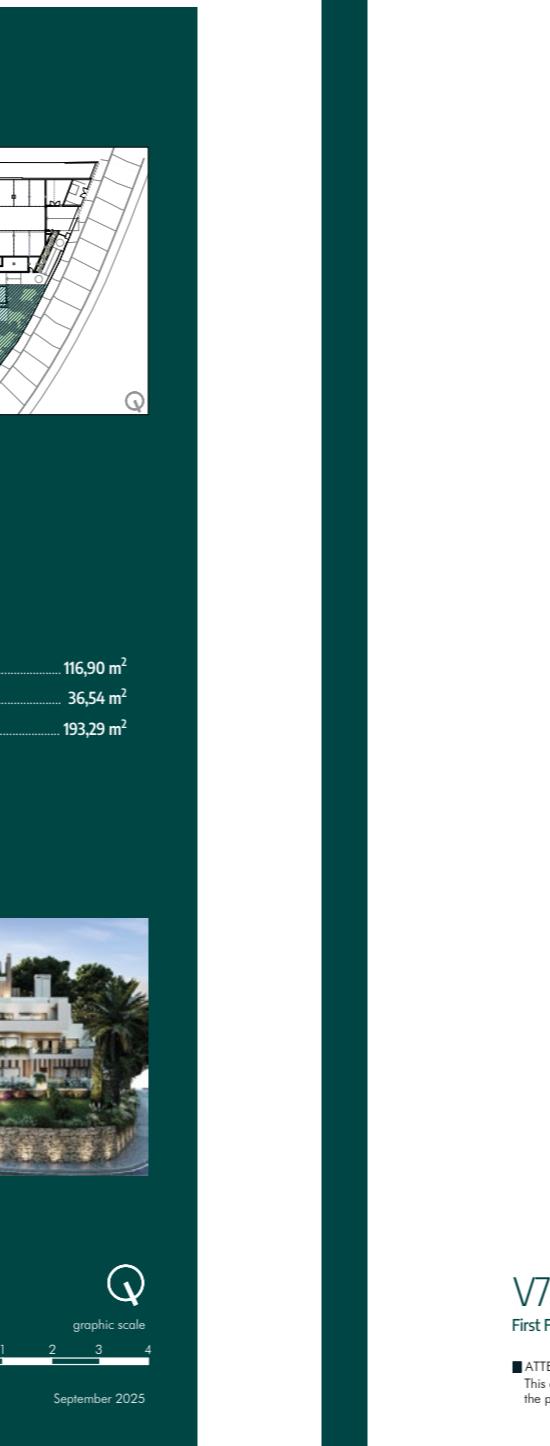
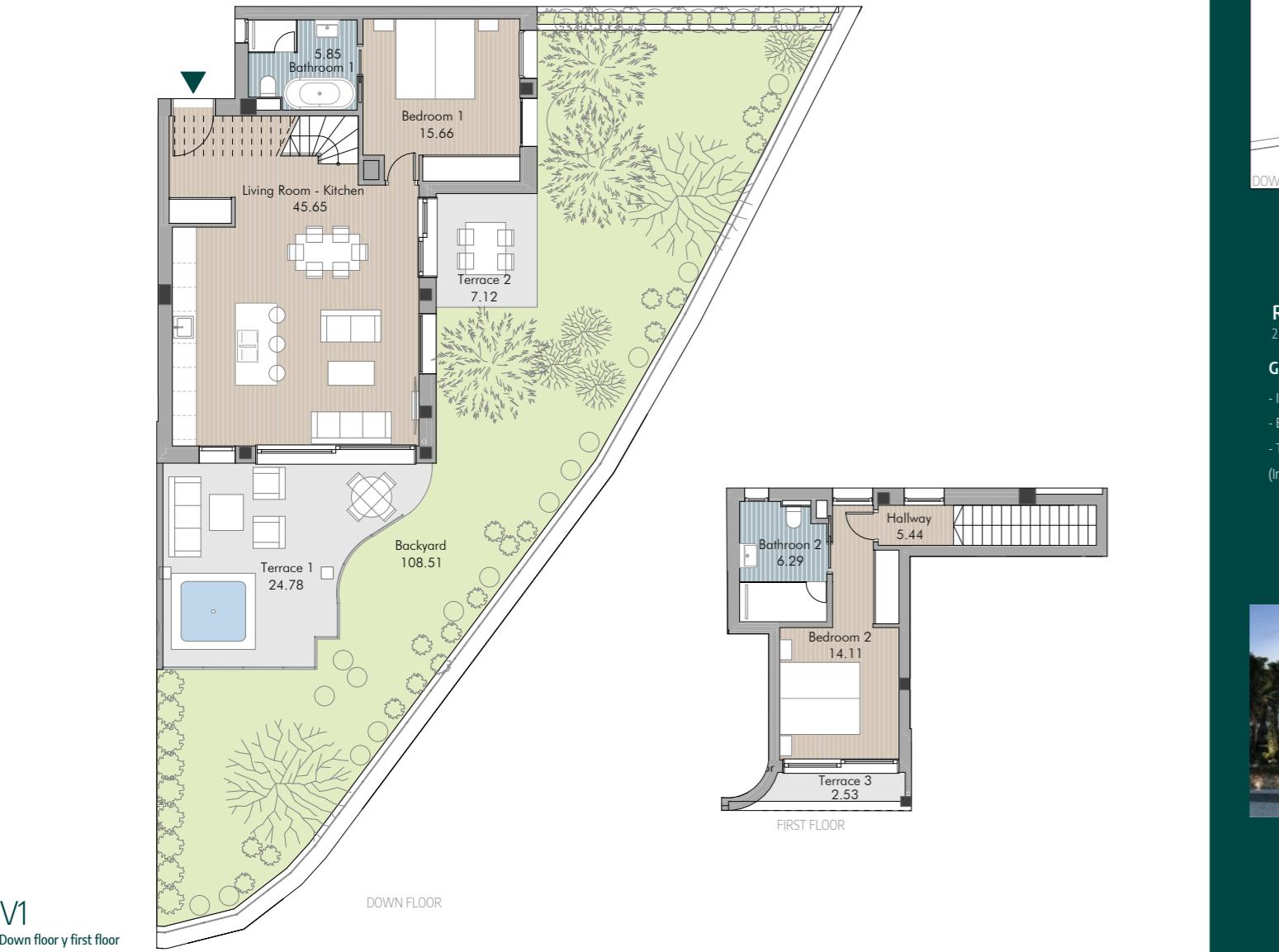
# Committed to EXCELLENCE



Each of our projects reflects a firm commitment to quality, from the selection of materials to the execution of every detail.

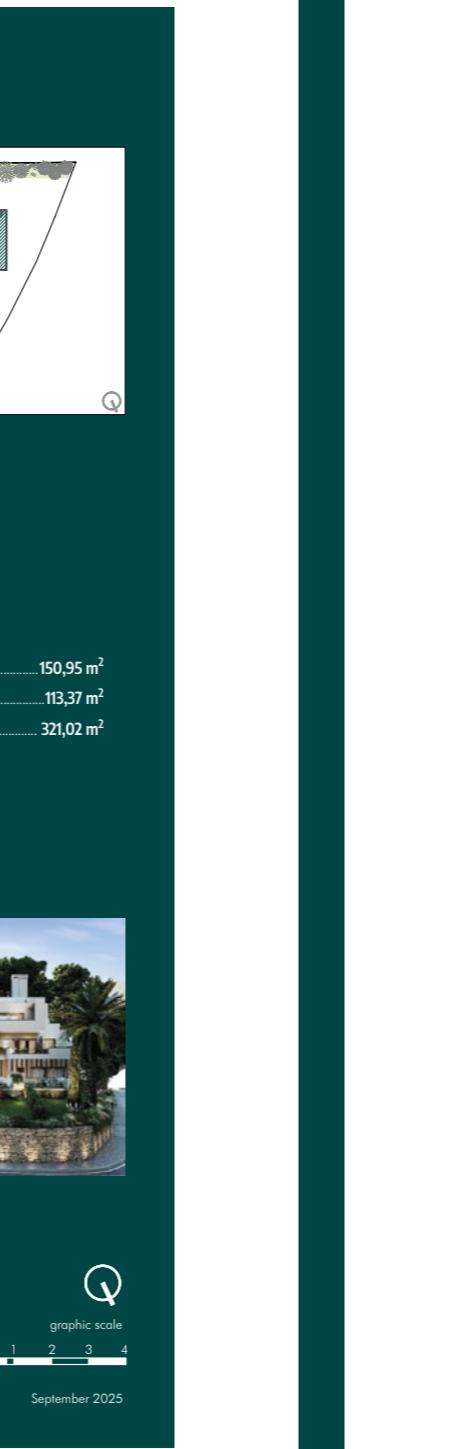
Our strategic partnership with **Porcelanosa**, an international benchmark in design and manufacturing, allows us to incorporate high-end finishes and innovative construction solutions. This alliance ensures we offer our clients homes that stand out for their aesthetics, durability and sophistication.





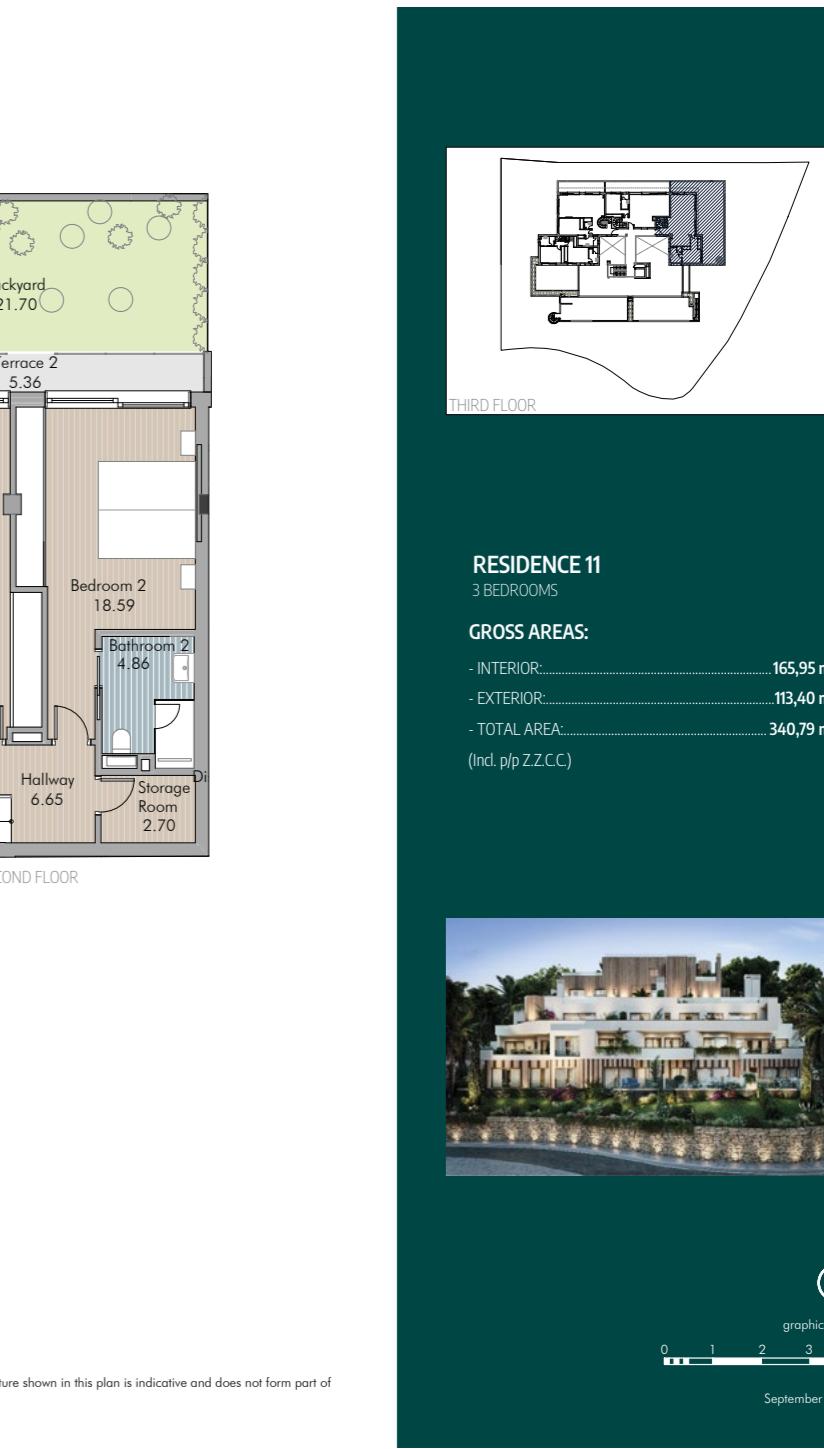
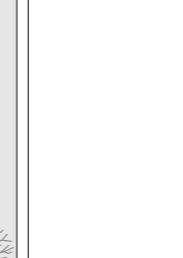
## V10 Second Floor

■ ATTENTION:  
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## V11 Second Floor and Third Floor

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V14  
Fourth Floor

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graphic scale  
0 1 2 3 4

September 2025



RESIDENCE 14  
3 BEDROOMS

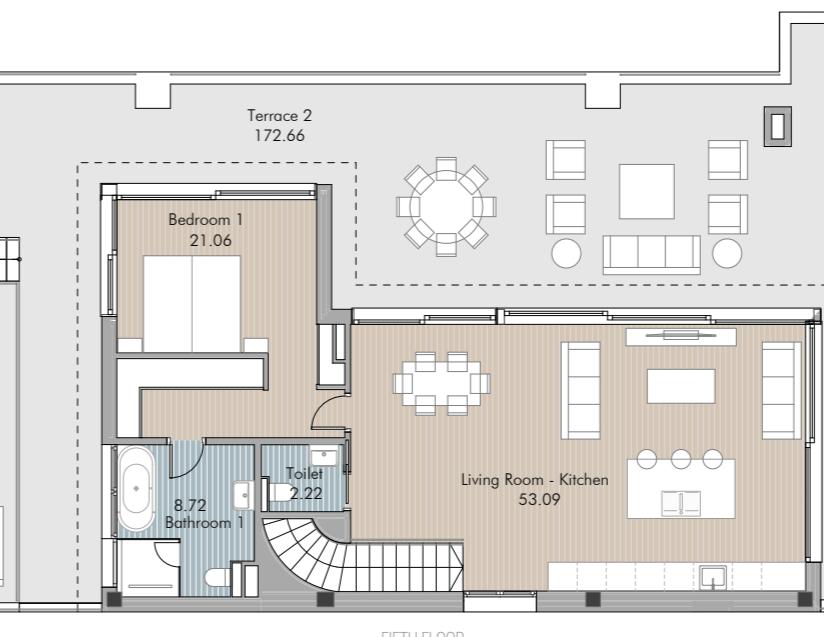
GROSS AREAS:

- INTERIOR: 130,16 m<sup>2</sup>  
- EXTERIOR: 98,57 m<sup>2</sup>  
- TOTAL AREA: 227,68 m<sup>2</sup>  
(Ind. p/p Z.Z.C.C.)

V16  
Fourth Floor

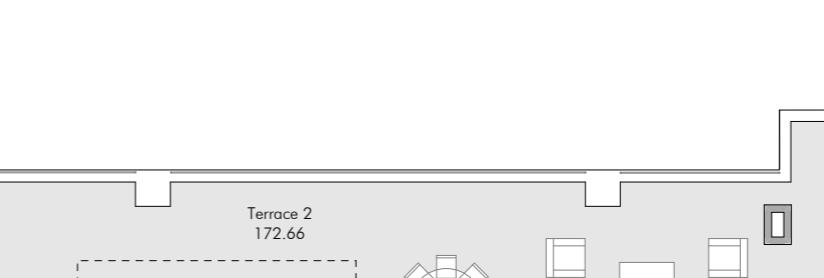
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graphic scale  
0 1 2 3 4

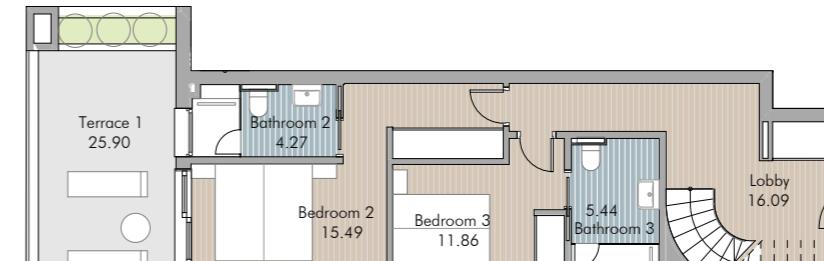
September 2025



RESIDENCE 16  
3 BEDROOMS

GROSS AREAS:

- INTERIOR: 172.20 m<sup>2</sup>  
- EXTERIOR: 227.80 m<sup>2</sup>  
- TOTAL AREA: 420.00 m<sup>2</sup>  
(Ind. p/p Z.Z.C.C.)



# Specifications OVERVIEW



## Specifications Overview

Finishes - Homes and Professional Studios

### Interior Partitions



Interior partitions are designed using dry wall systems with acoustic insulation. Separation between homes and communal areas will be executed with brickwork to ensure acoustic comfort and in compliance with CTE DB HR. Finishes include paint, porcelain tiles, vinyl and/or wood depending on the area.

### Doors



The main entrance door to each home is reinforced, with a white lacquered wooden panel on the interior side. It features a three-point security lock. Interior doors (sliding or hinged, depending on the project) will be made of solid wood with a lacquered plywood finish on both sides. Hardware and handles will be in stainless steel and/or lacquered in colour. Modular wardrobes with smooth white lacquered 19 mm thick doors.

### Flooring



Porcelain stoneware flooring by Porcelanosa or similar in bathrooms and WCs. Porcelain stoneware flooring by Porcelanosa or similar in all other interior spaces (living room and bedrooms).

Vertical surfaces in bathrooms and WCs will be finished with porcelain stoneware by Porcelanosa or similar.

Outdoor areas: Non-slip porcelain stoneware by Porcelanosa or similar in patios and terraces.

Communal areas: Ground floor lobbies will feature premium materials such as porcelain stoneware, composite, vinyl or wood, laminate, aluminium or wood.

### Walls and Ceilings



Homes: Smooth plastic paint on non-tiled vertical surfaces and white paint on ceilings.

Communal areas: Smooth plastic paint in a colour chosen by the project management team for interior walls. Exterior walls will be painted over continuous mortar render, colour also selected by the project management.

### Sanitaryware and Taps



Bathrooms will feature white vitrified porcelain sanitaryware. Toilets will include dual flush mechanisms for water saving and soft-close lids. All taps will be single-lever, with flow-enhancing aerators to reduce water consumption. All sanitaryware will be by Porcelanosa or equivalent.

# Specifications Overview

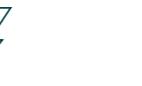
Finishes - Homes and Professional Studios

## Kitchen



Kitchens will be delivered fully fitted with ceramic hob, extractor hood, oven and sink.

## Electricity and Telecommunications



Installed in accordance with Low Voltage regulations. LED lighting and motion detectors per floor in outdoor areas. External video intercom with monitor inside the home. Electrical fittings by JUNG or similar in white. TV, telephone and data installations in accordance with current telecommunications regulations, with sockets in the living-dining room, study and bedrooms.

## Plumbing



Drainage connections for washing machine and dishwasher. Appliance drainage for high-temperature water will be in PVC. Cross-linked polyethylene piping. Centralised meter system in the building entrance, with each home having its own individual meter.

## Climate Control



Centralised climate control systems per building level. Climate control in all rooms except bathrooms, WCs and passageways.

## Home Automation



Home automation pack including Lite control unit, entry door access sensor, climate sensor and lighting control in the living room (2 light points).

## Urbanisation



Low-consumption lighting in all access areas and pedestrian paths to ensure safety and visibility.

Automatic garage door with remote opening system and enhanced security.

Landscaped areas with natural vegetation.

Irrigation system with strategically distributed water outlets.

Swimming Pool / SPA: Non-slip porcelain stoneware by Porcelanosa or similar around the pool. Inside, large-format porcelain stoneware by Porcelanosa or similar with a modern, elegant finish, reducing joints and simplifying maintenance.

Gym: Rubber flooring or similar, impact-resistant and shock-absorbing. Walls finished with washable plastic paint, moisture-resistant and easy to clean. Exercise equipment with designated areas for cardio, strength training and stretching.

# Specifications Overview

Exterior Finishes and Communal Areas

Exterior carpentry will be lacquered aluminium with thermal break or PVC with equivalent performance.

Aluminium or PVC slatted blinds, with insulated boxes.

All glazing will be double-glazed and safety glass where required, such as laminated glass railings on terraces.

Entrance doors to buildings or lobbies will be aluminium with safety glass or steel.

Façade finishes will vary depending on composition, including continuous mortar render, porcelain, stone, synthetic materials and/or prefabricated elements.

Walkable roofs will be finished with ceramic paving or synthetic non-slip coating in accordance with CTE. Non-walkable roofs will be finished with ceramic or gravel. All roofs will have appropriate slopes and waterproofing for proper water drainage, along with thermal insulation and geotextile layers.

Glass protections fixed with steel profiles on terraces and communal rooftop areas.

Railings with rendered parapets or aluminium/steel profiles on communal staircases.

Domestic hot water production via aerothermal system.

Underfloor heating system powered by aerothermal technology.

Lifts with automatic telescopic doors, energy-efficient features and access to all building levels including basements and rooftops.

"Quality control of materials is carried out in accordance with current regulations, and a ten-year building insurance is provided. The materials mentioned above may be modified at the discretion of the project management team during the execution of the work, always using materials of similar quality, with all changes duly documented. The layout and positioning of sanitary fittings in bathrooms and WCs may also be subject to modification, as reflected in the distribution plans of the homes needed to the contract."

