CENTURY 21
Gibraltar



OFF-PLAN RESALE · SOUTH DISTRICT, GIBRALTAR

The Reserve

Overview & Amenities

LOCATION	HOMES	STATUS	COMPLETION
Europa Road, South District	**111 apartments**	**Sold out · resales only**	**Est. mid-2027**

Built on the site of the old Europa Road casino, between the Upper Rock Nature Reserve and the Alameda Botanic Gardens, The Reserve is one of Gibraltar's most distinctive developments: 111 apartments and penthouses with views across the Bay of Gibraltar to Africa, wrapped in planting and trees as Gibraltar's greenest building.

At a glance

- One to four-bedroom apartments and rooftop penthouses, all with terraces
- Resort deck with beach-style pool and children's water play
- Heated indoor pool, jacuzzi, sauna, gym, cinema and games room
- Secure residents' parking with EV charging

Good to know

- **Developer:** Fairhomes (Gibraltar) Ltd, part of One Eden Group, builders of Ocean Village and Ocean Spa Plaza
- **All units sold:** apartments are now available only as resales from existing buyers

Location

On Europa Road in the South District, next to the Rock Hotel, with the Upper Rock Nature Reserve behind and the Alameda Botanic Gardens in front. Buses 2, 3 and 7 stop outside, and town is a short walk away.



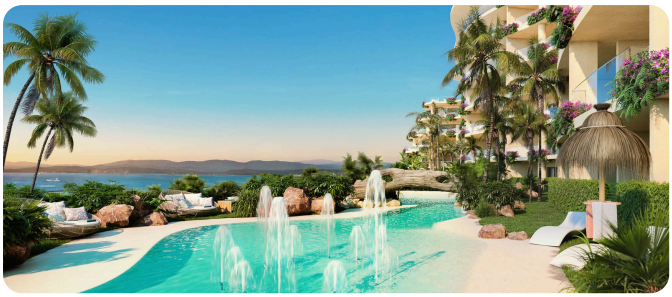


Gibraltar's greenest building

Approved by the Development & Planning Commission as "the greenest building ever in Gibraltar": a natural-habitat roof, planted façades and trees on several floors inspired by Milan's Bosco Verticale, rainwater harvesting that meets all irrigation on site, and the historic water tanks beneath the site preserved.

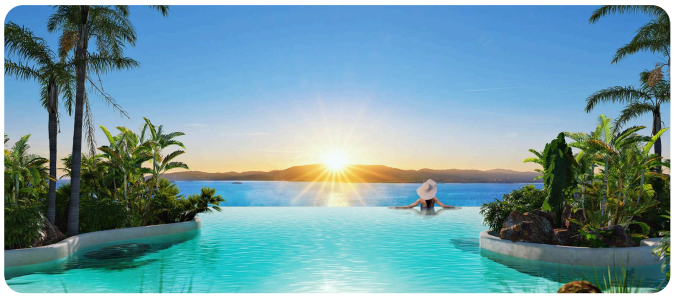


Amenities for residents



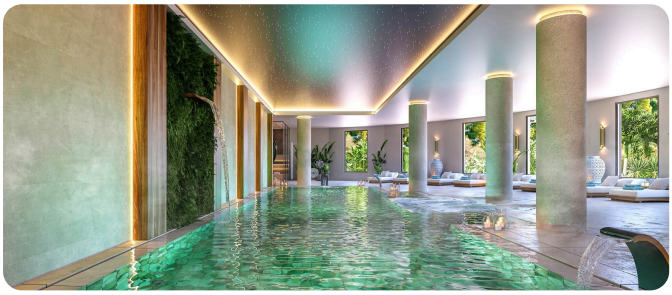
Resort deck

Beach-style outdoor pool with children's water play, loungers and gardens on the 6th floor.



Views to Africa

Panoramic views across the Bay of Gibraltar to Morocco.



Indoor pool, spa & gym

Heated indoor pool with jacuzzi and sauna, plus a gym, cinema room and games room on the 5th floor.



Landscaped gardens

Tropical planting and lounging areas around the resort deck, overlooking the Bay.

Security & parking

- Access-controlled entrances, CCTV and a contracted security company
- Allocated residents' parking with lift access and EV charging
- Visitor parking at the front of the building

Homes

- One to four-bedroom apartments
- Rooftop penthouses with private roof gardens and outdoor kitchens
- Bosch kitchens, Porcelanosa and Villeroy & Boch bathrooms, underfloor bathroom heating

Talk to us about The Reserve

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Ask us which resale apartments are available now, or for a video walkthrough of plans and views.

CGIs are artist's impressions. Areas are approximate. Information is taken from the developer's published materials and may have changed. Resale prices are set by individual owners, change without notice and must be confirmed with Century 21 Gibraltar. This document does not form part of any offer or contract. Independent legal advice is recommended. Issued October 2026.