CENTURY 21
Gibraltar



OFF-PLAN RESALE · SOUTH DISTRICT, GIBRALTAR

The Reserve

Off-Plan Resale Guide

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

What's on the resale market

Every apartment at The Reserve has been sold by the developer. Owners who bought off-plan can sell their purchase on to a new buyer before completion. These are the asking prices we found on the market at the end of October 2026.

TYPE	LISTED	INTERNAL AREA	ASKING PRICES	AVG PER M²
One bedroom	10	37–76 m²	**£399,000 – £650,000**	£8,578
Two bedroom	7	102–128 m²	**£1,150,000 – £1,500,000**	£10,040
Three bedroom	3	130–192 m²	**£1,285,000 – £2,250,000**	£10,307
Four bedroom	4	210–217 m²	**£2,100,000 – £2,650,000**	£10,487
Rooftop penthouse	1	242 m² + 200 m² terrace	**£3,950,000**	–

Based on 25 resale listings on PropertyGibraltar.com, checked 30 October 2026. Average price per m² of internal area from PropertyGibraltar's market statistics for The Reserve. Most apartments include a terrace and many a parking space.

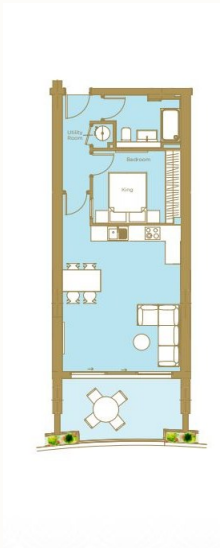
Tell us what you're looking for. Resale apartments are listed with several agents and change quickly. Give us your budget, bedrooms and preferred floor or view, and we'll send you the current options with floor plans.



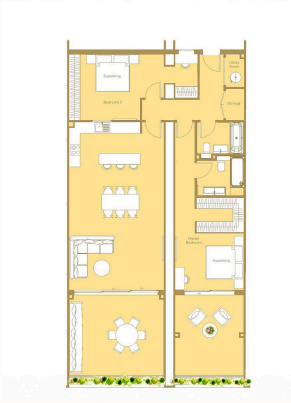


Typical layouts

Examples only; each resale apartment comes with its own floor plan.



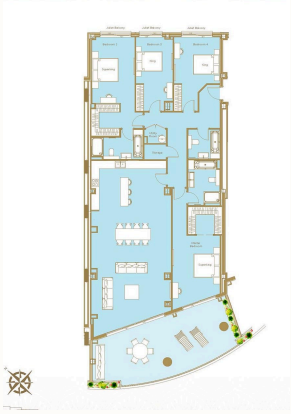
One bedroom
Example: apt 207



Two bedroom
Example: apt 210



Three bedroom
Example: apt 303

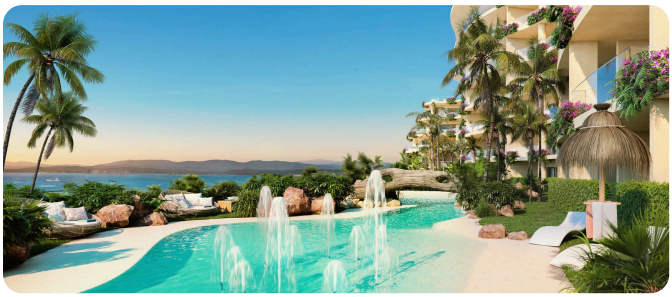


Four bedroom
Example: apt 407

How buying a resale works

- **Assignment:** you take over the original buyer's purchase contract with the developer, with the developer's consent.
- **What you pay:** the seller's asking price, which reflects what they have already paid the developer plus any premium, with the remaining balance usually due to the developer on completion. Your lawyer confirms the exact split.
- **Assignment fee:** the developer's terms set a 1.5% fee on the original purchase price; who pays it is agreed between buyer and seller.
- **Lease:** 149 years from 2020.
- **Completion:** currently estimated mid-2027.

Living at The Reserve



Resort deck
Beach-style pool, children's water play, loungers and landscaped gardens over the Bay.



Indoor leisure
Heated indoor pool with jacuzzi and sauna, gym, cinema room and games room.

Talk to us about The Reserve

Phone +350 200 51020 · **WhatsApp** +350 5652 3000
Email info@century21gibraltar.com · **Web** www.century21gibraltar.com
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.