CENTURY 21
Gibraltar



OFF-PLAN RESALE · SOUTH DISTRICT, GIBRALTAR

The Reserve

Frequently Asked Questions

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

The questions buyers ask us most about The Reserve now that it is available only as resales.

Can I still buy at The Reserve?

Yes, but only as a resale. The developer has sold every apartment, so you buy from an owner who purchased off-plan. We can tell you what is available now.

How does an off-plan resale work?

You take over the original buyer's purchase contract with the developer by assignment, with the developer's consent. You pay the seller their asking price, and the remaining balance is usually due to the developer on completion. Your lawyer confirms the exact figures.

Is there an assignment fee?

The developer's terms set a 1.5% assignment fee on the original purchase price. Who pays it is agreed between buyer and seller.

How long is the lease?

149 years from 2020.

Who is the developer?

Fairhomes (Gibraltar) Limited, part of One Eden Group, which has built in Gibraltar since 1999, including Ocean Village, Ocean Spa Plaza, the World Trade Center and Marina Club.

When will it be completed?

The building is under construction, with completion currently estimated for mid-2027. Ask us for the latest update.

Is there parking?

Yes, allocated residents' spaces on several levels, some in tandem, all with overnight EV charging, plus visitor parking at the front. Many resale apartments include a space.

What facilities are there?

A heated indoor pool with jacuzzi and sauna, a gym, a cinema room and a games room on the 5th floor, and a resort deck with a beach-style outdoor pool, children's water play and gardens on the 6th floor.

How do I get into town?

Buses 2, 3 and 7 stop on Europa Road in front of The Reserve, and town is within walking distance.

Is it secure?

All entrances are access-restricted and monitored, with CCTV throughout and a contracted security company.

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.