ROYAL KINGSWELL
ESTATES

RÉSIDENCE

BELLEVUE

French elegance.
A life beautifully lived.

A ROYAL KINGSWELL VISION







THE ROYAL KINGSWELL VISION

Born of Land.
Built for Legacy.

A French-inspired address with a contemporary spirit.
Grand arrivals, light-filled homes and beautiful spaces to share.
A place to make everyday life feel exceptional.





THE ARCHITECTURE

French character.
An unmistakable presence.

Warm stone. Graceful arches. Delicate metalwork. A sculpted mansard crown. Bellevue brings a classical language to modern city living, from the skyline to the front door.





AN IMAGINED LAND OPPORTUNITY

A setting with room to breathe.

4,500 m²

Illustrative park-edge plot in a warm-climate city.

G + 32

Proposed landmark tower with a garden podium.

212 homes

Six collections, from refined studios to penthouses.

Concept site only. No specific parcel, ownership, planning consent or travel times are represented.





LE GRAND SALON

An arrival worth coming home to.

A sheltered entrance opens into a generous salon. Soft seating, warm stone and an attentive welcome create a calm transition from the city to your own front door.

PROPOSED CONCIERGE • RESIDENTS’ LOUNGE • SECURE ARRIVAL





THE CITY COLLECTION

Find your own expression of home.

Studio

58 m²
An intimate retreat with a distinct sleeping zone and private balcony.

1 bedroom

105 m²
Room for slow breakfasts, evenings together and everyday ease.

2 bedrooms

157 m²
A generous salon and a second bedroom for family or guests.

Proposed total private areas include balconies. Internal areas: 50 / 90 / 135 m² respectively.





THE FAMILY COLLECTION

Room for everyone. Space to be yourself.

Generous living rooms, private bedroom retreats and practical storage bring comfort to a growing household. The signature collection adds space for longer evenings and effortless hosting.

3 BEDROOM / 220 M² • SIGNATURE 3 BEDROOM / 235 M²







THE PRIVATE WORLD

The luxury of an ordinary morning.

Coffee on the balcony. Sunlight across the timber floor. A favourite book by the window. Bellevue is imagined around the moments that make a home feel personal.





THE PENTHOUSE COLLECTION

Above the everyday.

Four proposed single-level penthouses. Expansive salons, a private study and outdoor terraces create a home for intimate family life and memorable evenings.

375 M² TOTAL PRIVATE AREA / 300 M² INTERIOR + 75 M² TERRACE





THE BELLEVUE LIFESTYLE

Three ways to live beautifully.

Le Grand Salon

Gather, work and host.
Residents’ library, private dining and spaces for conversation.

Jardin Bellevue

Step outside and unwind.
Pool terrace, shaded gardens, social seating and children’s play.

Maison Wellness

Make time for yourself.
Fitness, Pilates, treatment rooms and quiet recovery spaces.

Proposed amenity programme, subject to design development.





JARDIN BELLEVUE

Your everyday escape.

A proposed 25-metre outdoor pool anchors the garden terrace. Shaded loungers, intimate seating and planted edges make space for a swim, a conversation or an unhurried afternoon.

OUTDOOR POOL • SUN TERRACE • GARDEN SEATING • SHADED PAVILION





A CONSIDERED AMENITY COLLECTION

Life beyond your front door.

Move & restore

Gym and Pilates studio
Treatment rooms
Sauna and steam
Stretch and recovery space

Work & connect

Library and coworking
Meeting room
Residents’ lounge
Private dining salon

Play & belong

Children’s discovery club
Shaded family garden
Pet-friendly garden walks
Community gathering spaces

Facilities are proposed. Their operation, access and service charges will be defined during development.







THE SOCIAL LIFE

Good company. Beautiful possibilities.

A table for friends. A creative afternoon for children. A shaded walk with the dog. Shared spaces bring people together naturally, with room for both community and privacy.





THE MATERIAL LANGUAGE

Beauty you can feel.

Warm stone

Limestone tones and honed surfaces give the architecture depth and permanence.

Fine metalwork

Dark balustrades and bronze accents bring definition to doors, balconies and shared rooms.

Soft interiors

Oak, linen and a warm neutral palette create a calm, tactile backdrop for daily life.

Material intentions are illustrative. Final selections follow samples, testing and procurement.

THE INVESTOR CONVERSATION

A distinctive proposition.

An identity people recognise

A coherent French architectural language creates a clear story across the skyline, homes and amenities.

A collection with choice

Six proposed residence types support a range of lifestyles, from city living to family homes and penthouses.

A lifestyle worth showing

Arrival, gardens and wellness provide a strong visual narrative for a future sales launch.

Investment feasibility requires a selected site, approvals, market evidence, costs and funding. No pricing or returns are asserted.

PROJECT BASIS

A vision ready to develop.

BELLEVUE AT A GLANCE

48	72	48	24	16	4
Studios	1 bedroom	2 bedrooms	3 bedrooms	Signature	Penthouses

This is an early concept presentation. All architectural and lifestyle images are AI-generated visualisations, not photographs of a completed development. The land, surroundings and views are imagined. Images do not verify floor counts, dimensions or engineering.

Areas include private outdoor space unless stated otherwise. The 220 m² and 235 m² family homes include 185 m² and 200 m² interiors respectively. All layouts, amenities, quantities and materials remain subject to site selection, design, approvals and feasibility.



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