



A NEW BUILD COLLECTION

WELLBEING IN THE VERY HEART OF ESTEPONA

MAREVO

REAL ESTATE

REF • 202699

WELLBEING IN THE VERY HEART OF ESTEPONA

Estepona THE SETTING

Calle Juan Benítez beats in the very heart of Estepona, and living here means immersing yourself in the daily life of one of the most charming towns on the Costa del Sol. Estepona's centre is a pleasure for the senses: its cobbled lanes are draped with blue flowerpots, its squares fill with open-air terraces and its walls wear the murals that have turned the old town into an open-air art gallery.

Everything is within strolling distance, with no need for a car. Daily life in the centre has the friendly scale of the local: the food market supplies freshly landed fish and vegetables from the farmland, lifelong shops live alongside new ventures, and the neighbourhood feel can be sensed on every corner.

Buying bread, having a coffee in the square or running errands becomes a social ritual in a town where people still know one another.

QUICK FACTS

TYPE	Apartment
UNITS	40
AVAILABLE	On request
PRICE	€498,000 – €560,000



MEDITERRANEAN FLAVOUR

Gastronomy and life in the area

Living on the Costa del Sol means enjoying the finest Mediterranean cuisine in southern Europe. By the sea, in whitewashed villages or at Michelin-starred restaurants, every season brings its own gastronomic ritual.

KEY CONNECTIONS & DISTANCES

- **Málaga Airport:** ~65 km (~50–55 min).
- **Puerto Banús:** ~20 min.
- **Beach:** a few minutes away.

A WAY OF LIFE

Living in the centre of Estepona means enjoying the convenience of having everything at hand without giving up the charm of a town with soul. And when you feel like heading out, the motorway brings Marbella, Sotogrande and the rest of the coast closer, along with the surrounding golf courses.

NEARBY SERVICES

● La Escollera	<i>Restaurants</i>
● Estepona Golf	<i>Golf</i>
● Colegio San José	<i>Education</i>
● Plaza de las Flores	<i>Leisure</i>
● Shops in Estepona's old town	<i>Shopping</i>
● Hospiten Estepona	<i>Healthcare</i>
● La Rada Beach	<i>Beaches</i>
● Casafina	<i>Restaurants</i>



THE EXCLUSIVE MAREVO EXPERIENCE

SMART INVESTMENT

Yields, appreciation and international comparison

SMART INVESTMENT In Estepona, this development of 1, 2 and 3 bedroom flats with garage and storage room targets buyers looking for a complete, turnkey product in a municipality in full revaluation. The standard equipment — parking space and storage included — adds value both for personal use and for rental operation. The local new-build market trades between €7,000–9,000/m², still below Marbella, and led revaluation in 2025 (~+16% year on year).

Buying in Estepona still means paying less than in Marbella for an increasingly comparable setting, with the year-on-year rise backing the decision. This development's price range runs from €498,000 to €560,000. The area's gross reference yield of 5.5–7.5%; on this price, in the region of €27,000–37,000 gross per year (an indicative market estimate, not guaranteed), offers a reference for the potential rental return.

These amounts are market references and constitute no guarantee of returns whatsoever. At Marevo Real Estate we refine the projections according to the specific home and its rental strategy.

MARKET	PRICE €/m²	GROSS YIELD
Costa del Sol	3.500 – 8.500 €	5,5 – 7,5%
Miami	6.000 – 12.000 €	3,5 – 5,5%
Dubái	4.500 – 9.500 €	5,0 – 7,0%

TAX FRAMEWORK · SPAIN

Spain offers a favourable tax regime for non-resident investors: rental income taxed at 19–24% (with deductible expenses), flat rates on wealth and capital gains, and the option of the Special Regime (Beckham Law) for foreign executives, with a flat 24% rate for the first six years.

THE PROJECT



In the very heart of Estepona, Marevo Real Estate presents this attractive new-build development: a gated residential complex of just 40 exclusive homes with 1, 2 and 3 bedrooms, with garage and storage room.

Priced from €499,000 and with the building licence already granted, in the heart of the Costa del Sol. An experience of wellbeing that goes beyond the conventional: a pool, landscaped areas and a gym, within a complex that guarantees privacy and security.

A central location and quality in every detail. At Marevo Real Estate we will show it to you with no obligation.



AMENITIES & SERVICES



Private pool



Garden



Parking



Home automation

PRICE

€498,000 – €560,000

40 UNITS

MAREVO REAL ESTATE



WE ARE MAREVO

Swiss trust · Mediterranean soul

Marevo Real Estate was born from the union of two sensibilities: the precision, transparency and service culture of the Swiss world, combined with the warmth, light and Mediterranean vocation that can only be breathed in the south. We are not just another agency on the Costa del Sol: we are a team that listens, accompanies and builds long-term relationships with each of our clients.

We work exclusively with the most relevant developers in Andalusia and represent a curated portfolio of new builds in Marbella, Estepona, Mijas, Málaga and along the entire coast. Our approach goes beyond the property transaction: we offer legal, tax and relocation advice, comprehensive service management and personal guidance before, during and after the purchase.

We believe that buying a home on the Costa del Sol is much more than acquiring an asset: it is choosing a lifestyle, a way of breathing. That is why we place at the service of every client — resident, second home or international investor — the full network, experience and care of a discreet, rigorous team deeply connected to the local culture.

“We don’t sell properties. We accompany lives in their new Mediterranean geography.”

TRUST

Every transaction handled with the transparency and rigour of the Swiss model.

EXCLUSIVITY

A curated portfolio of premium new builds in the most coveted enclaves.

GUIDANCE

Comprehensive service beyond the sale: legal, tax and relocation.

MAREVO



REAL ESTATE



SWISS TRUST · MEDITERRANEAN SOUL



MAREVO REAL ESTATE

info@marevorealestate.com · www.marevorealestate.com

COSTA DEL SOL · SPAIN