



A NEW BUILD COLLECTION

VILLAS WITH GARDENS FOR FAMILY LIVING BESIDE THE GOLF COURSE

MAREVO

REAL ESTATE

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VILLAS WITH GARDENS FOR FAMILY LIVING BESIDE THE GOLF COURSE

Estepona

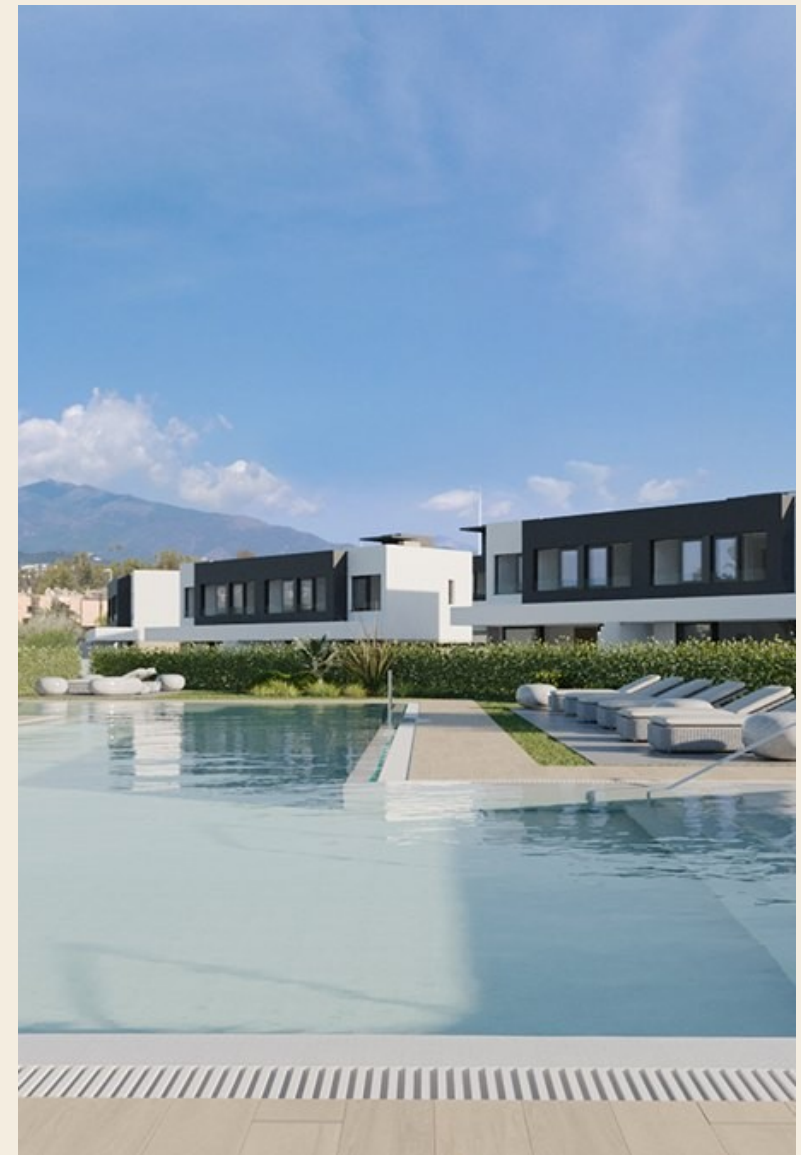
THE SETTING

The Atalaya area stretches across the most residential belt of Estepona, a land of landscaped urbanisations unfolding between the motorway and the sea, with the Mediterranean always hinting in the background. Here the green of the golf courses and the calm of the tree-lined streets set the tone, a peaceful atmosphere that attracts those seeking space, light and outdoor living for much of the year.

The Atalaya Golf & Country Club is the sporting heart of the area, with two historic courses that have seen generations of players pass through. Around it has consolidated a cosmopolitan community, fond of sport and quiet living, with tennis and padel clubs, riding schools and that relaxed sociability of people who live in a place designed to be enjoyed without stress.

QUICK FACTS

TYPE	Villa
UNITS	100
AVAILABLE	On request
PRICE	€800,000 – €950,000



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

The area works as the perfect hinge between the calm of Estepona and the glamour of Marbella. You can spend the morning on the green, enjoy seafood at a beach bar in Cancelada and dine at Puerto Banús without covering great distances.

NEARBY SERVICES

● Atalaya Golf & Country Club	<i>Golf</i>
● Atalaya International College	<i>Education</i>
● Puerto Banús	<i>Leisure</i>
● Atalaya Golf & Country Club restaurant	<i>Restaurants</i>
● El Padrón Beach	<i>Beaches</i>
● Puerto Banús	<i>Shopping</i>
● El Paraíso Golf Club	<i>Golf</i>
● Estepona old town	<i>Leisure</i>



THE EXCLUSIVE MAREVO EXPERIENCE

SMART INVESTMENT

Yields, appreciation and international comparison

In Estepona, this opportunity takes the form of contemporary semi-detached villas, an exclusive product within the municipality that currently leads revaluation on the coast. The combination of a single-family home and a location in an area of strong international demand makes it especially interesting for investors seeking a distinctive asset. The Estepona market sits between €7,000–9,000/m² for new builds, still below Marbella, having led revaluation in 2025 (~+16% year on year).

These market references reflect an area with room for price growth and demand that keeps pushing upwards. These villas start from a price of €800,000. As a guide, the area's gross reference yield is 5.5–7.5%; on this price, in the region of €44,000–60,000 gross per year (an indicative market estimate, not guaranteed), a reference for sizing the rental potential of this type of product.

These are market references and not a guarantee of returns. At Marevo we fine-tune the real numbers according to the specific villa, its finish and the conditions of the transaction.

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 heart of the Costa del Sol, in Estepona, this exclusive development of 50 contemporary semi-detached villas offers the last turnkey units in Phase 1. An opportunity for those who dream of a detached-style home with a garden and space of their own.

Its location is unbeatable: beside the Atalaya Golf & Country Club, close to shopping areas and Puerto Banús. The complex features landscaped communal areas and two saltwater pools, including a children's pool with beach-style entrance.

Priced between €800,000 and €950,000, it is a proposal for outdoor living in a privileged setting. Do you dream of a contemporary villa ready to move into?



AMENITIES & SERVICES



Private pool



Garden



Parking



Home automation

PRICE

€800,000 – €950,000

100 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

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