A NEW BUILD COLLECTION

QUALITY OF LIFE BY THE SEA IN CANCELADA

MAREVO

REAL ESTATE

REF · 202685

QUALITY OF LIFE BY THE SEA IN CANCELADA

Cancelada

THE SETTING

In Cancelada, within Estepona, life moves at the unhurried pace of an Andalusian village settled in the heart of the New Golden Mile corridor. This village keeps its square, its local shops and that neighbourhood atmosphere where people know one another, a refreshing contrast to the coast's more touristy façade.

Access to the area's Club House adds a social and service meeting point that livens up residents' daily life. What sets Cancelada apart is precisely that authenticity combined with a first-rate location. The long-standing taverns, the weekly street market and the personal warmth live alongside the closeness of a coastline of broad beaches, those of the New Golden Mile, which are a few minutes away and offer sand and swimming without the crowds of the busier hubs.

QUICK FACTS

TYPE	Apartment
UNITS	80
AVAILABLE	On request
PRICE	€492,000 – €608,000

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

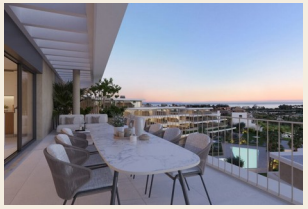
- **Málaga Airport:** ~60 km (~50 min).
- **Puerto Banús:** ~10–15 min.
- **Beach:** ~5 min (New Golden Mile).

A WAY OF LIFE

That equidistance lets you enjoy the calm of the village and jump in minutes to the bustle of the Golden Mile when the plan calls for it.

NEARBY SERVICES

Los Flamingos Golf	*Golf*
El Carnicero	*Restaurants*
Atalaya International College	*Education*
Laguna Village	*Leisure*
Quirónsalud Estepona Hospital	*Healthcare*
C.C. Laguna Village	*Shopping*
El Saladillo Beach	*Beaches*
El Paraíso Golf	*Golf*



THE EXCLUSIVE MAREVO EXPERIENCE

SMART INVESTMENT

Yields, appreciation and international comparison

Cancelada has become one of the hotspots of the New Golden Mile, that corridor between Estepona and Marbella which today concentrates a good part of the coastline's quality new builds. The opportunity for the investor lies in taking a position in an area in full transformation, with duplexes and single-family homes of two and three bedrooms that answer a demanding buyer and growing rental demand. The price of new builds on this stretch stands at €7,000–9,000/m² for new builds, still below Marbella, opening a clear opportunity for convergence with the benchmark city's values.

To this is added an exceptional trend: the area led revaluation in 2025 (~+16% year on year), a figure that underlines the strength of demand and the appreciation potential of the invested capital. In this development the price starts from €492,000 and reaches €608,000 depending on typology and number of bedrooms. The area's gross reference yield is 5.5–7.5%; on this price, in the region of €27,000–37,000 gross per year (an indicative market estimate, not guaranteed), a range that positions the asset competitively within a price environment on a clear upward trend.

All these amounts are market references and imply no guarantee of results.

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 Cancelada, one of the finest areas of Estepona's New Golden Mile, Marevo Real Estate presents this exclusive development of 80 homes with 2 and 3 bedrooms: duplexes, single-family homes and ground-floor homes with a garden.

Priced from €492,000 to €608,000 and with delivery expected in April 2028, by the sea in a consolidated setting of prestige. Everything for your quality of life: a pool, an equipped indoor gym, an outdoor sports area, a zen area and access to the Cancelada Club House.

A community chosen each year by those seeking the best of the coast.

AMENITIES & SERVICES

- P — Private pool
- J — Garden
- P — Parking
- D — Home automation

PRICE

€492,000 – €608,000

80 UNITS

MAREVO REAL ESTATE

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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.

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