



A NEW BUILD COLLECTION

DESIGN AND CALM ON THE GOLDEN MILE

MAREVO

REAL ESTATE

REF • 212331

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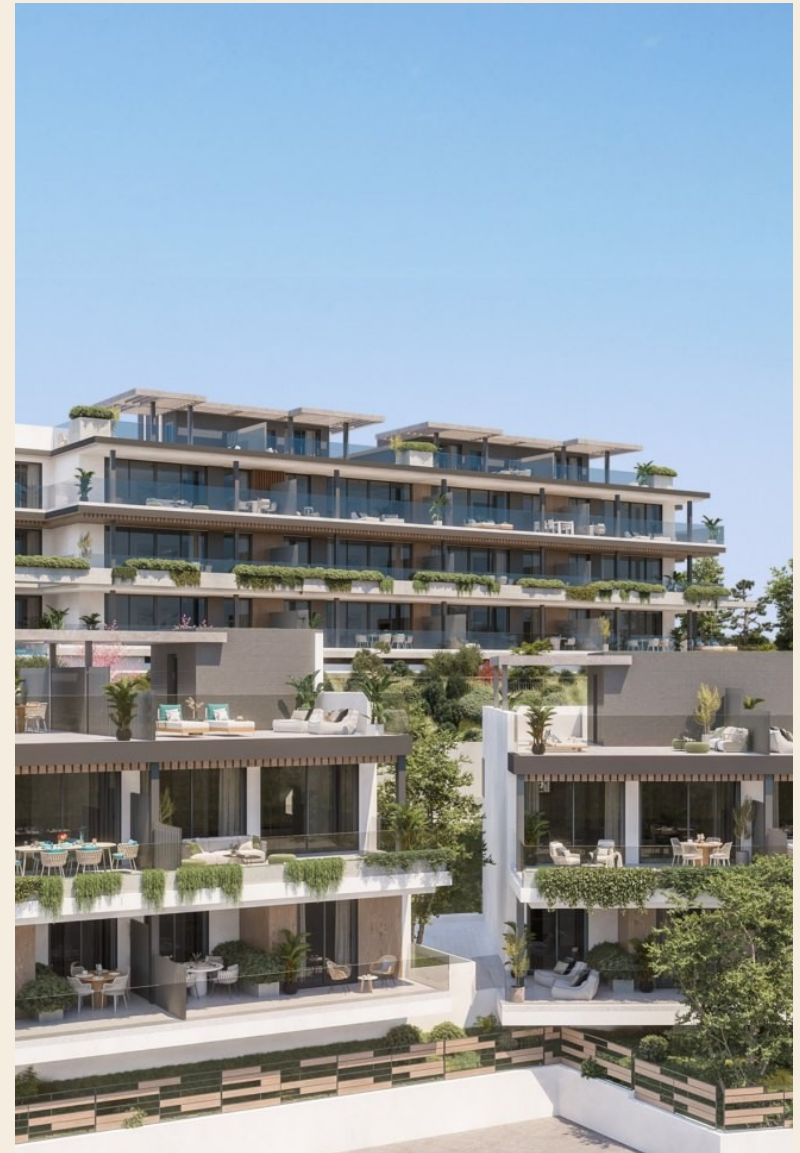
Estepona THE SETTING

Cancelada, part of Estepona's New Golden Mile, has gone from being a quiet enclave to becoming one of the most cherished spots on the stretch between Estepona and Marbella. Life here unfolds among landscaped communities and golf courses, with the Sierra Bermeja in the background and the Mediterranean spreading out to the south, in a landscape that combines greenery and light all year round.

The village keeps its small-town character, with its square, its church and a neighbourhood life complete with bakeries, tapas taverns and the street market. A few minutes away, the beaches of Guadalmina and Cortijo Blanco offer open sand and the promenade linking towards San Pedro, while several of the coast's best golf courses lie literally on the doorstep.

QUICK FACTS

TYPE	Townhouse / Apartment
UNITS	51
AVAILABLE	On request
PRICE	€500,000



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

Puerto Banús is a short ride away for nights of shopping and leisure. Set beside the A-7 and with quick access to the AP-7, Cancelada lets you move easily between Estepona, Marbella and San Pedro.

NEARBY SERVICES

- | | |
|--|--------------------|
| ● Old town | <i>Leisure</i> |
| ● Restaurants of the port and the centre | <i>Restaurants</i> |
| ● Estepona Golf | <i>Golf</i> |
| ● Atalaya International College | <i>Education</i> |
| ● Shops in the centre of Estepona | <i>Shopping</i> |
| ● Quirónsalud Estepona Hospital | <i>Healthcare</i> |
| ● La Rada Beach | <i>Beaches</i> |
| ● Estepona Orchid House | <i>Leisure</i> |



THE EXCLUSIVE MAREVO EXPERIENCE

SMART INVESTMENT

Yields, appreciation and international comparison

SMART INVESTMENT In Estepona comes a complex of 36 apartments with 2 and 3 bedrooms alongside 15 townhouses, a broad, diverse project in the Costa del Sol's most fashionable municipality. Estepona has managed to unite the essence of its old town with a modern residential offering, which has sent its appeal soaring among domestic and international buyers.

The new-build market moves between €7,000 and €9,000/m², still below Marbella, and the area established itself as the revaluation leader in 2025 with ~+16% year on year. That margin against Marbella, together with its strong growth, makes it an especially interesting market. This development's starting price is from €500,000. The area's gross reference yield is 5.5–7.5%; on this price, in the region of €28,000–38,000 gross per year (an indicative market estimate, not guaranteed).

The figures provided are market references and represent no guarantee of performance. At Marevo Real Estate we fine-tune the analysis for each specific unit, whether apartment or townhouse, according to its real potential.

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 exclusive Cancelada area, on Estepona's New Golden Mile, this innovatively designed development brings together 51 homes: 36 apartments of 2 and 3 bedrooms and 15 townhouses of 3 bedrooms. One of the most sought-after destinations on the Costa del Sol.

Its communal areas are designed for wellbeing: Mediterranean gardens, walking paths, relaxation areas, a pool, a communal lounge, a spa and a gym, with a private parking space and storage room per home. Prices start from €500,000 and delivery is expected in the fourth quarter of 2028.

Apartment or townhouse, here there is a home to suit you. At Marevo Real Estate we help you choose with good judgement.



AMENITIES & SERVICES



Private pool



Garden



Parking



Home automation

PRICE

€500,000

51 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

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