



A NEW BUILD COLLECTION

LIVING BESIDE VALLE ROMANO GOLF IN ESTEPONA

MAREVO

REAL ESTATE

REF • 202695

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Estepona THE SETTING

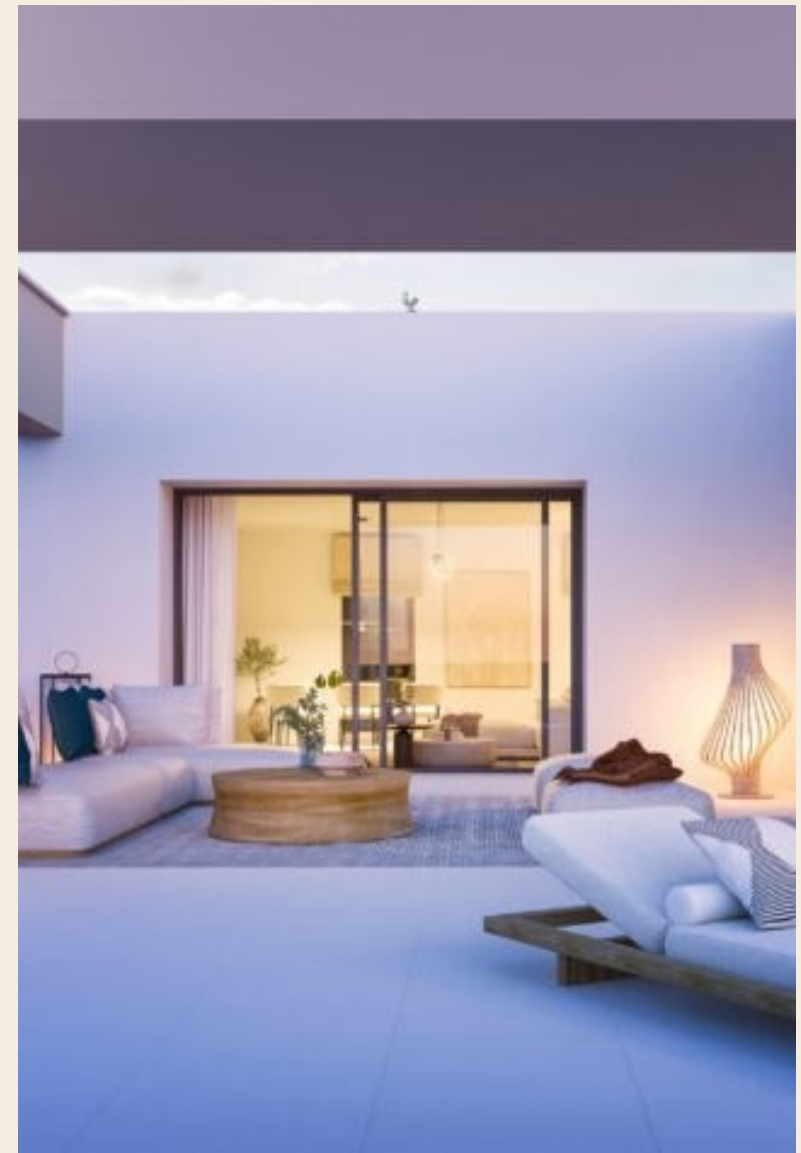
Calle Villa Borghese, in the heart of Valle Romano Golf, places daily life beside the green fairways of one of Estepona's leading clubs. Living here means having the course as your immediate landscape: rolling greens, palm trees and the clubhouse a step away, with Estepona's bay silhouetted in the background.

It is a setting designed for those who make golf a way of life, where the morning round and lunch at the club are gestures as natural as opening the window. Valle Romano itself sets the pulse of the place, with a scenic course enjoyed almost all year round thanks to the coast's benign climate.

But the valley is also open nature: green hills, rural paths and clean air that invite walking, cycling and outdoor living, with the mountains behind and the Mediterranean glinting below as a constant reward.

QUICK FACTS

TYPE	Apartment
UNITS	135
AVAILABLE	On request
PRICE	€304,000 – €653,000



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

Estepona's gastronomy, faithful to the fresh fish of its market and the produce of the land, can be enjoyed in the beach bars, in the restaurants inland and at the club itself. And with the motorway at hand, Marbella and the Cádiz coast are within reach for an outing.

NEARBY SERVICES

● La Escollera	<i>Restaurants</i>
● Valle Romano Golf & Resort	<i>Golf</i>
● Colegio San José	<i>Education</i>
● Estepona old town	<i>Leisure</i>
● Centre of Estepona 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 Estepona has established itself as one of the most dynamic destinations on the coast, and this development of 1, 2 and 3 bedroom flats — with landscaped ground floors — answers the demand for well-connected new-build housing. The municipality combines quality of life, a renewed seafront promenade and a revaluation that places it at the head of the coast.

The new-build market moves between €7,000–9,000/m², still below Marbella, and led revaluation in 2025 (~+16% year on year). That differential with Marbella, together with a double-digit year-on-year rise, is the clearest investment thesis in the area: a price still at a discount with proven momentum. This development's prices start from €304,000 and reach €653,000, covering one to three bedrooms.

The area's gross reference yield of 5.5–7.5%; on this price, in the region of €17,000–23,000 gross per year (an indicative market estimate, not guaranteed), sums up the product's income potential. The above data are market references and represent no guarantee of returns.

MARKET	PRICE €/m ²	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



Beside the Valle Romano Golf Club, in Estepona, Marevo Real Estate presents this exclusive new-build development of 135 homes with 1, 2 and 3 bedrooms, with garden ground floors and penthouses.

Contemporary in design with modern lines, priced from €307,000 and with delivery expected in December 2026. Designed for those seeking light, comfort and serenity: a pool with solarium, a gym, gardens with native species and a gated precinct that guarantees security and privacy, plus a garage and storage room.

At Marevo Real Estate we will show it to you in full detail.



AMENITIES & SERVICES



Private pool



Garden



Parking



Home automation

PRICE

€304,000 – €653,000

135 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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