

A NEW BUILD COLLECTION

COMFORT AND EXPANSION IN THE NEW QUARTER OF VÉLEZ-MÁLAGA

MAREVO

REAL ESTATE

REF · 202669

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Malaga

THE SETTING

In the new quarter of Vélez-Málaga, life is enjoyed in a city with history and a character of its own, capital of the Axarquía district, very close to the sea and surrounded by a landscape of vineyards and subtropical crops. This area of new urban growth combines the convenience of modern, well-equipped housing with the richness of a historic quarter full of heritage, tradition and life.

Daily life rests on a complete network of services, shops and markets, with the closeness of Vélez's historic centre, where the fortress, the Mudéjar churches and the streets of the La Villa quarter tell centuries of history. The gastronomy of the Axarquía, with its Muscat wine, its subtropical produce such as mango and avocado, and the fried fish of the nearby coast, is one of its great pleasures.



QUICK FACTS

TYPE	Apartment
UNITS	65
AVAILABLE	On request
PRICE	€254,900 – €389,950

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:** ~10 km (~15 min).
- **Beach:** a few minutes away (La Malagueta/El Palo).
- **Leisure:** Muelle Uno, historic centre and museums.

A WAY OF LIFE

Inland, the district unfolds white villages, trails and viewpoints among mountains, for getaways of nature and tradition without straying far from home. With the Mediterranean motorway at hand, Vélez-Málaga connects easily with Málaga city, the airport and the eastern coast.

NEARBY SERVICES

Baviera Golf	*Golf*
C.C. El Ingenio	*Shopping*
Torre del Mar seafront promenade	*Leisure*
Restaurants along the Torre del Mar promenade	*Restaurants*
Axarquía District Hospital	*Healthcare*
Torre del Mar Beach	*Beaches*
Añoreta Golf	*Golf*
Vélez-Málaga historic quarter	*Leisure*







THE EXCLUSIVE MAREVO EXPERIENCE

SMART INVESTMENT

Yields, appreciation and international comparison

Málaga city is living a moment of sustained growth, driven by its economic, cultural and technological dynamism, with residential and rental demand active twelve months a year. That character of a living city, not merely a seasonal one, makes it one of the most solid and balanced markets in the south for investing. In market terms, the area's price reference sits in an urban market with year-round demand, against the backdrop of a capital in sustained growth.

These are indicators that help gauge the entry point and the investment's potential headroom. The entry point starts at €254,900, with a price range up to €389,950 depending on typology and unit. On this basis, the area's gross reference yield of 5–7%; on this price, in the region of €13,000–18,000 gross per year (an indicative market estimate, not guaranteed).

All these figures are indicative market references. At Marevo Real Estate we fine-tune every operation with up-to-date data adapted to your profile and investment objectives.

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 Vélez-Málaga's new quarter, this exclusive development brings together 65 homes of 1, 2 and 3 bedrooms, designed to offer maximum comfort, functionality and quality of life in one of the district's areas of greatest promise.

Among its strengths: a communal pool, gardens, children's areas, communal leisure areas, a lift and green spaces. Prices run from €254,900 to €389,000, with delivery expected in the first quarter of 2028.

Comfort and quality of life at a very competitive price.

AMENITIES & SERVICES

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

PRICE

€254,900 – €389,950

65 UNITS

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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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