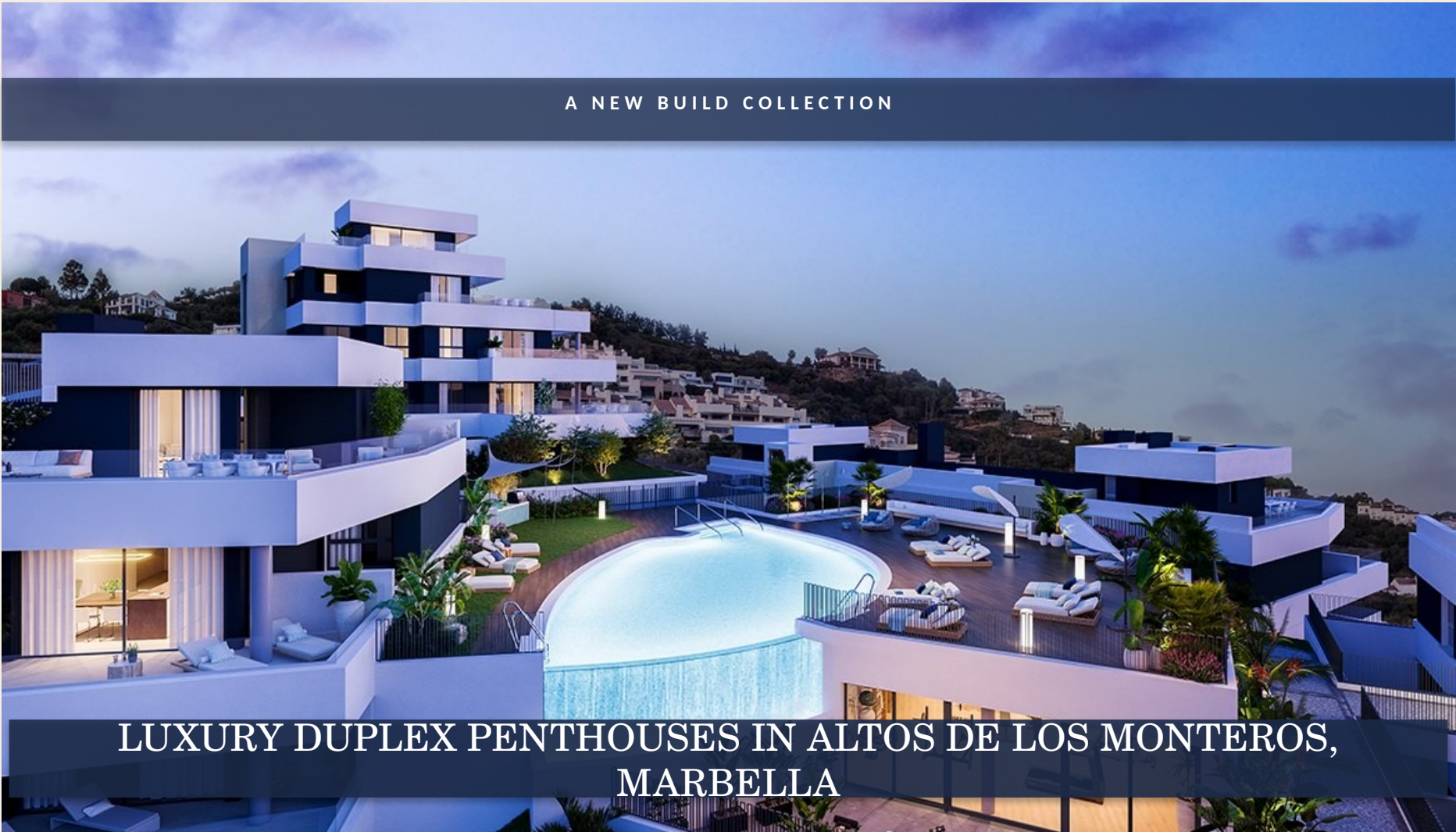




A NEW BUILD COLLECTION

LUXURY DUPLEX PENTHOUSES IN ALTOS DE LOS MONTEROS,
MARBELLA

MAREVO

REAL ESTATE

REF • 202635

LUXURY DUPLEX PENTHOUSES IN ALTOS DE LOS MONTEROS, MARBELLA

Marbella THE SETTING

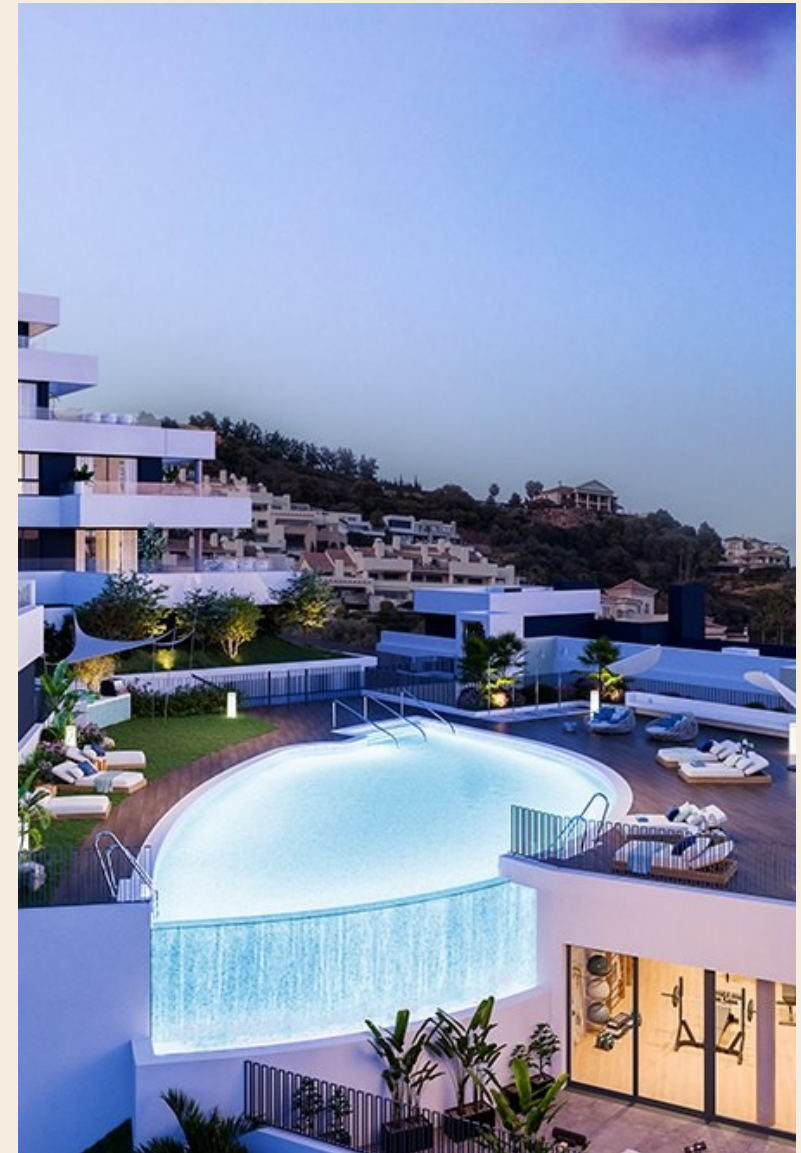
Altos de los Monteros sits on the eastern hillsides of Marbella, a wooded residential area that climbs gently from the sea towards the mountains, offering sweeping views over the bay. Ten minutes from Marbella's centre and five from the beach, this enclave offers the calm of a green, consolidated neighbourhood without losing sight of the city's vibrant pulse.

The air smells of pine and sea in equal measure. The proximity of the Río Real golf course, one of the coast's historic venues, sets the sporting character of the area. Its streets wind among eucalyptus trees until they almost reach the sand, and around them has grown a peaceful community that values space, privacy and the convenience of having everything close by.

The La Cañada shopping centre, a few minutes away, takes care of shopping and family leisure.

QUICK FACTS

TYPE	Apartment
UNITS	39
AVAILABLE	On request
PRICE	€458,000 – €1,065,000



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

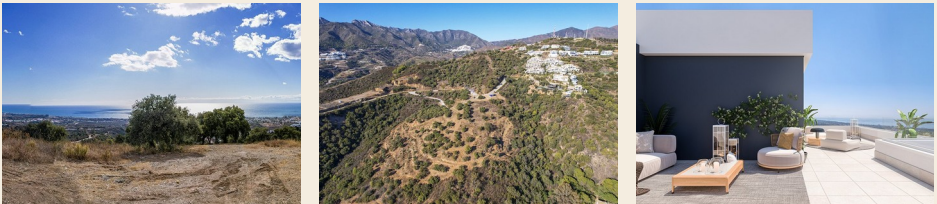
- **Málaga Airport:** ~60 km (~45 min).
- **Puerto Banús:** ~10 min.
- **Beach:** a few minutes away.

A WAY OF LIFE

Below, the Golden Mile unfolds its repertoire of restaurants, boutiques and legendary hotels, while Puerto Banús adds sparkle to summer nights.

NEARBY SERVICES

- | | |
|---------------------------------|--------------------|
| ● Río Real Golf | <i>Golf</i> |
| ● Los Monteros Beach | <i>Beaches</i> |
| ● Los Sardinales | <i>Restaurants</i> |
| ● La Cañada Shopping Centre | <i>Shopping</i> |
| ● Quirónsalud Marbella Hospital | <i>Healthcare</i> |
| ● Marbella old town | <i>Leisure</i> |
| ● Santa Clara Golf Marbella | <i>Golf</i> |
| ● Río Real Beach | <i>Beaches</i> |



THE EXCLUSIVE MAREVO EXPERIENCE

SMART INVESTMENT

Yields, appreciation and international comparison

In Marbella, an international benchmark for residential luxury, this opportunity takes shape as high-end apartments and duplex penthouses. Investing here means positioning yourself in one of Europe's most recognised property brands, with global demand that sustains value over time. The Marbella market stands at ~€5,260/m² (one of the highest on the Costa del Sol), with prices at record highs in 2025.

These market references confirm its strength: it is a prime destination par excellence, where value rests on constant international demand with high purchasing power. This home starts from a price of €458,000. As a guide, the area's gross reference yield is 4–5%; on this price, in the region of €18,000–23,000 gross per year (an indicative market estimate, not guaranteed), a guide for sizing the rental return in a premium market.

These figures are market references and not a guarantee of results. At Marevo we fine-tune the real numbers according to the specific unit, its layout and the conditions of the transaction.

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



In the upper part of Los Monteros, in Marbella, this exclusive residential complex brings together contemporary-design luxury apartments and duplex penthouses with 2, 3 and 4 bedrooms. With balanced layouts, open-plan living areas and large terraces with incredible sea views, it sits in one of Marbella's fastest-growing areas.

Its 39 homes enjoy top-level facilities: landscaped areas, outdoor and heated indoor pools, a gym, a pool bar, a spa area and a coworking space. Priced from €458,000 to €1,065,000, it is synonymous with Mediterranean luxury and comfort.



AMENITIES & SERVICES



Private pool



Garden



Parking



Home automation

PRICE

€458,000 – €1,065,000

39 UNITS



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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COSTA DEL SOL · SPAIN