

A NEW BUILD COLLECTION

SEAFRONT LIVING BETWEEN GOLF AND THE MEDITERRANEAN

MAREVO

REAL ESTATE

REF • 202683

SEAFRONT LIVING BETWEEN GOLF AND THE MEDITERRANEAN

Alcaidesa (Cadiz)

THE SETTING

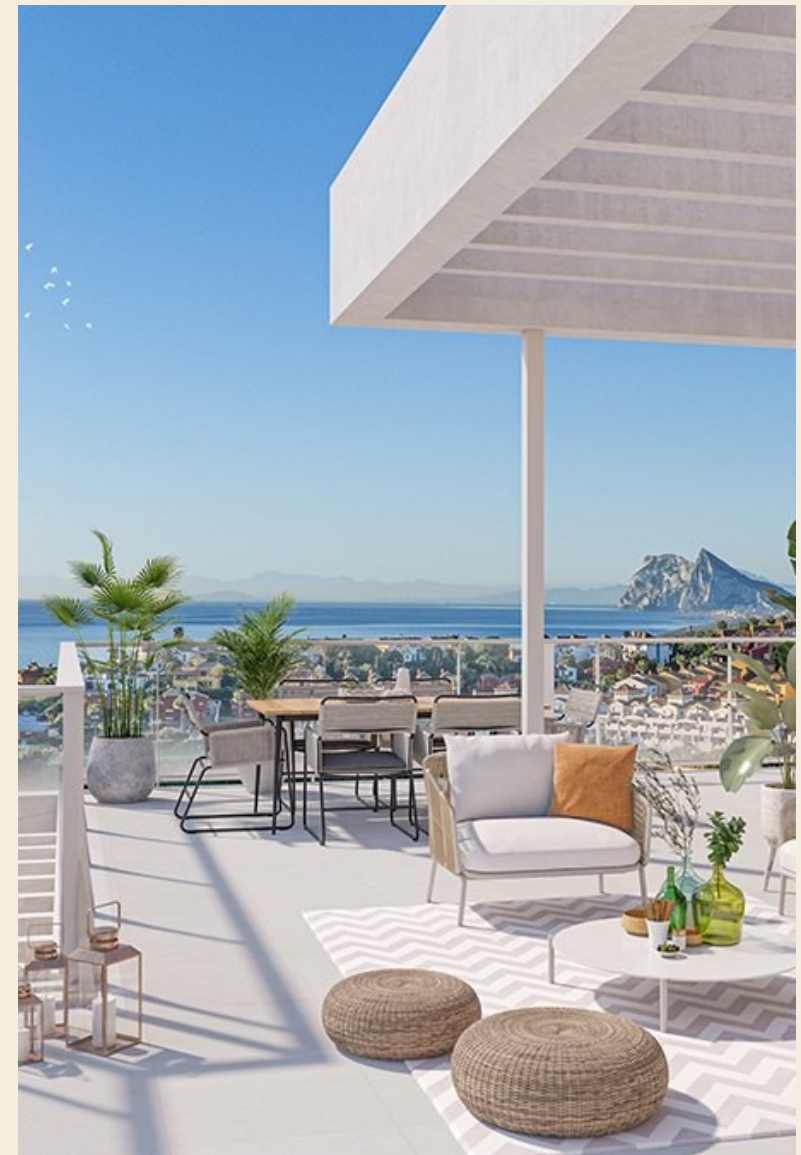
La Alcaidesa reveals its character at the most serene edge of Cádiz, where the province looks out over the Strait and the bustle dissolves among pine woods and golf courses. Mornings begin with the breeze rising from the coast and that crisp light which outlines the silhouette of Gibraltar and, on clear days, the African coastline across the sea.

It is an enclave that invites you to walk unhurried, to gaze calmly at the horizon and to live at a pace measured in sunrises. Golf shapes much of daily life along this stretch of coast. The Links and Heathland courses, laid out over hills and undulations rolling down towards the water, draw players from all over Europe and have shaped a relaxed, sporting and cosmopolitan community.

Around them flourish clubhouses, terraces where you can recover after a round, and a discreet sociability that never needs to raise its voice.

QUICK FACTS

TYPE	Apartment
UNITS	38
AVAILABLE	On request
PRICE	€425,000



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

- **Gibraltar Airport:** ~15 min.
- **Málaga Airport:** ~110 km (~1h20).
- **Sotogrande:** ~10 min.

A WAY OF LIFE

A few minutes away, the port of Sotogrande adds its repertoire of jetties, waterside restaurants and night markets that liven up summer evenings with music and Mediterranean flavour. Living here means having the Campo de Gibraltar and its connections close by without giving up the seclusion of the setting.

NEARBY SERVICES

● La Hacienda Alcaidesa Links	<i>Golf</i>
● Foodisiac	<i>Restaurants</i>
● Sotogrande Marina and Port	<i>Leisure</i>
● Sotogrande Marina	<i>Shopping</i>
● Hospital area of La Línea de la Concepción	<i>Healthcare</i>
● Alcaidesa Heathland	<i>Golf</i>
● Don Diego	<i>Restaurants</i>
● La Alcaidesa Port	<i>Leisure</i>



THE EXCLUSIVE MAREVO EXPERIENCE

SMART INVESTMENT

Yields, appreciation and international comparison

In Alcaidesa (Cádiz), on the doorstep of Sotogrande, an opportunity opens up for those seeking to position themselves in one of the most exclusive and stable enclaves in southern Spain. It is a consolidated coastal area, with continuous international demand and a premium residential profile that sets it apart from the rest of the Cádiz coastline. The Alcaidesa market sits within the Sotogrande/Alcaidesa area, prime and stable, with a consolidated prime market.

These are local benchmarks that help explain why values tend to hold firm and weather cycles better, with solvent, recurring demand throughout the year. This home starts from a price of €425,000. As a guide, the area's gross reference yield is 4–5%; on this price, in the region of €17,000–21,000 gross per year (an indicative market estimate, not guaranteed), useful for sizing the potential rental return.

All these figures are market references, not a guarantee of results. At Marevo we fine-tune the real numbers of each transaction according to the specific unit, its conditions and the intended use scenario.

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 La Alcaidesa, one of the most sought-after enclaves on the Cádiz coast, an exclusive residential development of 2, 3 and 4 bedroom multi-family homes rises between the majesty of the Mediterranean and the serenity of the Strait of Gibraltar.

A place conceived for those who wish to wake up every day facing the sea, with panoramic views of the sea and the golf course. The 38 homes enjoy facilities that elevate everyday life: an infinity pool, gardens, an equipped gym, coworking areas and outdoor relaxation spaces.

With prices from €425,000, it is a proposal designed to enjoy coastal living with all the comfort and exclusivity of a privileged setting.



AMENITIES & SERVICES



Private pool



Garden



Parking



Home automation

PRICE

€425,000

38 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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