



JANSEN & BROUWER
PROPERTY CAPITAL

NEW DEVELOPMENT · COSTA DEL SOL

Serene Atalaya

Villa, 3 bedrooms · Estepona

FROM

€775,000

12
available

3
bedrooms

172 to 529 m²
living area

jbpropertycapital.com



Serene Atalaya. Costa del Sol, Estepona.

Serene Atalaya is a development of semi detached villas with three bedrooms next to the Atalaya Golf & Country Club in Estepona. The villas are set on a gentle slope, giving them plenty of light, privacy and views, and some versions have a basement and a solarium.

Serene Atalaya

Estepona

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Every villa has its own garden and private parking; the development has a communal swimming pool for adults and children. Shops, schools and golf courses are close by, Puerto Banús is 8 kilometres away and Marbella 17 kilometres. The villas have been completed and are ready to move into. Prices start at € 775.000 and in the current list of homes the range runs up to € 950.000.

The prices shown exclude 10 per cent IVA and purchase costs. We are happy to calculate the total for you.

Property type	Villa
Units available	12
Bedrooms	3
Bathrooms	2 to 3
Living area	172 to 529 m²
Price from	€775,000
Price to	€950,000



You choose. We arrange the rest.

From the first selection to the keys and the years after, all in one place. You do not need to live in Spain for it.

Selection

We filter the market by goal, budget and use, and we know the developments and the agents behind them.

Viewings

A trip along a short list, with planning, transport and someone who really knows the area.

Legal and tax

Spanish lawyer, notary, NIE number and checks on charges, permits and easements.

Financing

A Spanish mortgage or financing from the Netherlands, with purchase costs included.

Transfer

From offer to keys: reservation contract, deed, notary and registration in your name.

After the keys

Utilities, insurance, tax returns and, if you wish, rental and maintenance.

What the purchase costs beyond the price

The tax rates are those of Andalusia, calculated on the lowest price in this development. Notary and land registry follow the official fee scale (arancel); legal support and the other costs are estimates.

VAT (IVA 10%)	€77,500
Stamp duty (AJD 1.2%)	€9,300
Notary (official fees plus VAT)	€939
Land registry (official fees plus VAT)	€488
Legal support (1% plus VAT)	€9,378
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€98,105

€873,105

TOTAL INVESTMENT

€98,105

PURCHASE COSTS

12.7%

OF THE PURCHASE PRICE

Example calculation at the lowest price in this development, without a mortgage. Tax rates as of September 2026. Notary and land registry follow the official fee scale (arancel) plus VAT; legal support and other costs are estimates. Reduced rates for a first or main home are not included. No rights can be derived from this calculation.



04 · THE AREA

What you will find around Estepona

Over the past ten years Estepona has pedestrianised more than 130 streets. The old town has narrow white streets full of flower pots, and a route leads past more than sixty murals across the town. Nearly all of the 23-kilometre coastline can be followed on footpaths, with the Sierra Bermeja rising behind it.

23 km

of coastline, nearly all linked by footpaths

7 golf clubs

in the municipality, from 9 to 36 holes

Over 1,300

orchid species in the Orchidarium

Old town

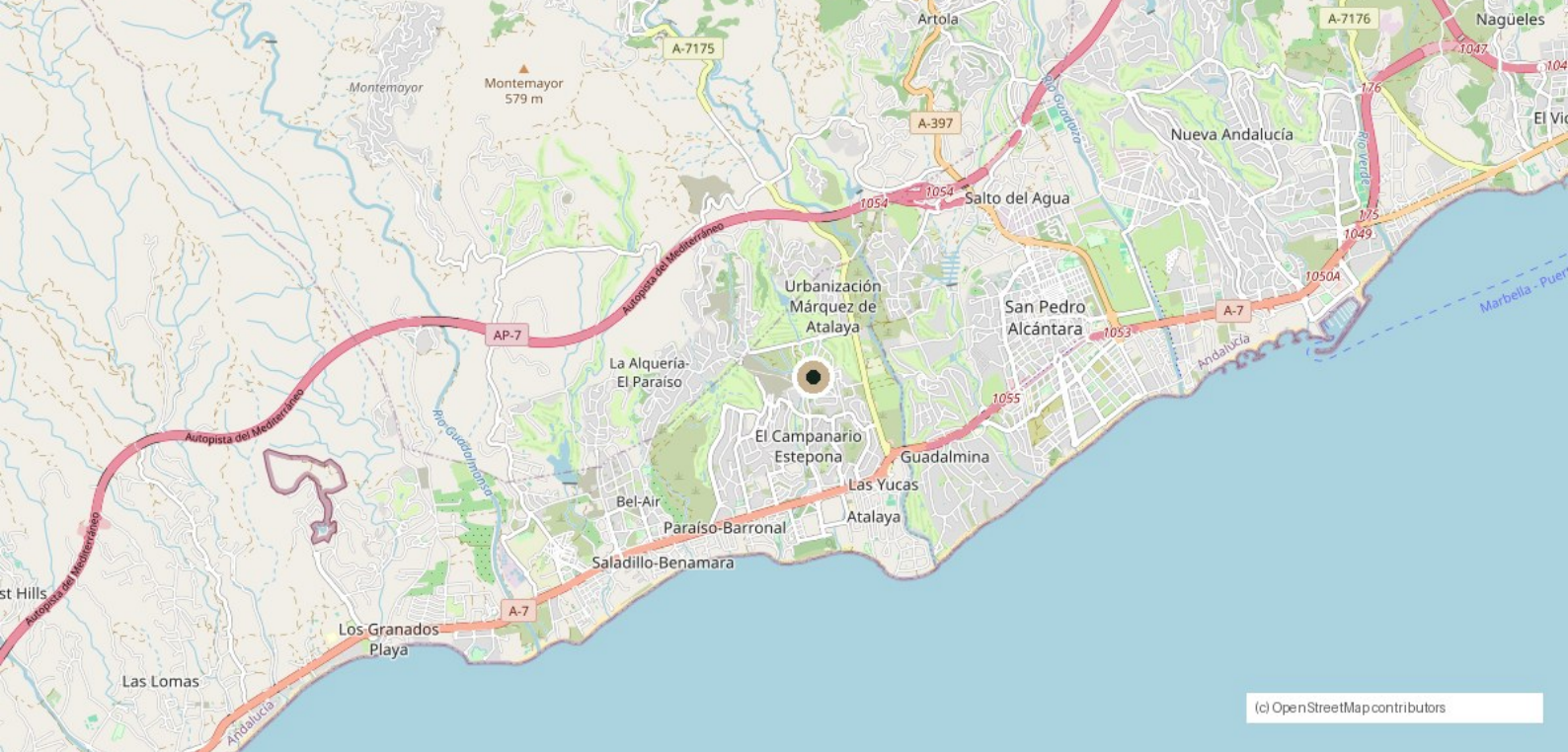
narrow white streets full of flower pots

Harbour

marina and fishing port with fish auction

25 to 30 min

from the centre to Puerto Banús and Marbella



05 · THE LOCATION

Where this development is

Estepona

town and municipality

Costa del Sol

region

36.4803, -5.0210

coordinates





We guide your purchase, from first viewing to the keys.

Would you like the availability, floor plans and payment schedule for this development? Please get in touch. We will send the full documentation and arrange a viewing if you wish.

€775,000

price from

12

units

172 to 529 m²

living area

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