JANSEN & BROUWER
PROPERTY CAPITAL

APARTMENT

Apartment in Estepona, Celestia Homes

1 bedrooms, 72 m² · Estepona

ASKING PRICE

€350,000

1
bedrooms

72 m²
living area

jbpropertycapital.com

Apartment in Estepona. Spain.

Celestia Homes is located in the Arroyo Enmedio district, 8 kilometres west of the centre of Estepona and within walking distance of Arroyo Vaquero beach. The project consists of 25 homes with 1, 2 or 3 bedrooms, spread across two buildings.

Apartment in Estepona, Celestia Homes

Estepona

Celestia Homes is located in the Arroyo Enmedio district, 8 kilometres west of the centre of Estepona and within walking distance of Arroyo Vaquero beach. The project consists of 25 homes with 1, 2 or 3 bedrooms, spread across two buildings. The homes face south and most have sea views. Some of the ground-floor homes have their own garden, while the homes on the top floors have a roof terrace. Communal facilities include an outdoor pool with night-time lighting, a solarium and green area, gardens with native planting and a gym. Technical specification: domestic hot water via an aerothermal system, air conditioning with ducted distribution, PVC window frames with Climalit double glazing and motorised shutters. The kitchen is delivered complete, with a compact quartz worktop, induction hob, oven, microwave, dishwasher and fridge-freezer. The development has an underground car park with storerooms and pre-installation for a charging point.

Property type	**Apartment**
Bedrooms	**1**
Living area	**72 m²**
Completion	**New build**
Asking price	**€350,000**
Reference	**CH-20B**

02 · WHAT WE DO

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.

03 · FEATURES

What this property offers

- Air conditioning
- Fully fitted kitchen
- Partly furnished
- Living room
- Mountain view
- Golf view
- Dolby Surround sound system

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 · PURCHASE COSTS

What the purchase costs beyond the price

The tax rates are those of Andalusia. Notary and land registry follow the official fee scale (arancel); legal support and the other costs are estimates.

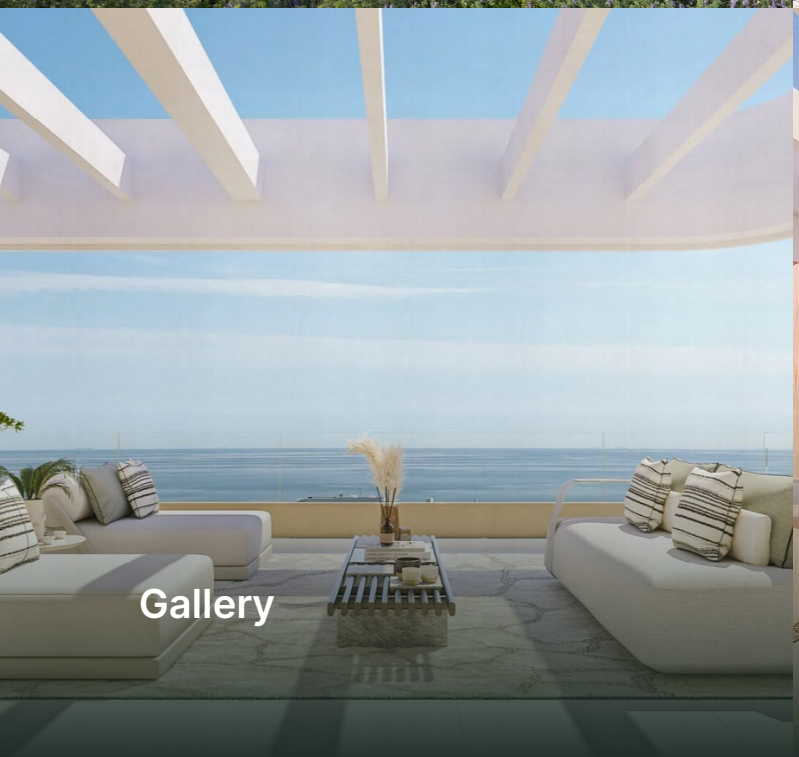
VAT (IVA 10%)	**€35,000**
Stamp duty (AJD 1.2%)	**€4,200**
Notary (official fees plus VAT)	**€724**
Land registry (official fees plus VAT)	**€355**
Legal support (1% plus VAT)	**€4,235**
Administrative agency (gestoría) and other costs (estimate)	**€500**
Total purchase costs	**€45,014**

€395,014
TOTAL INVESTMENT

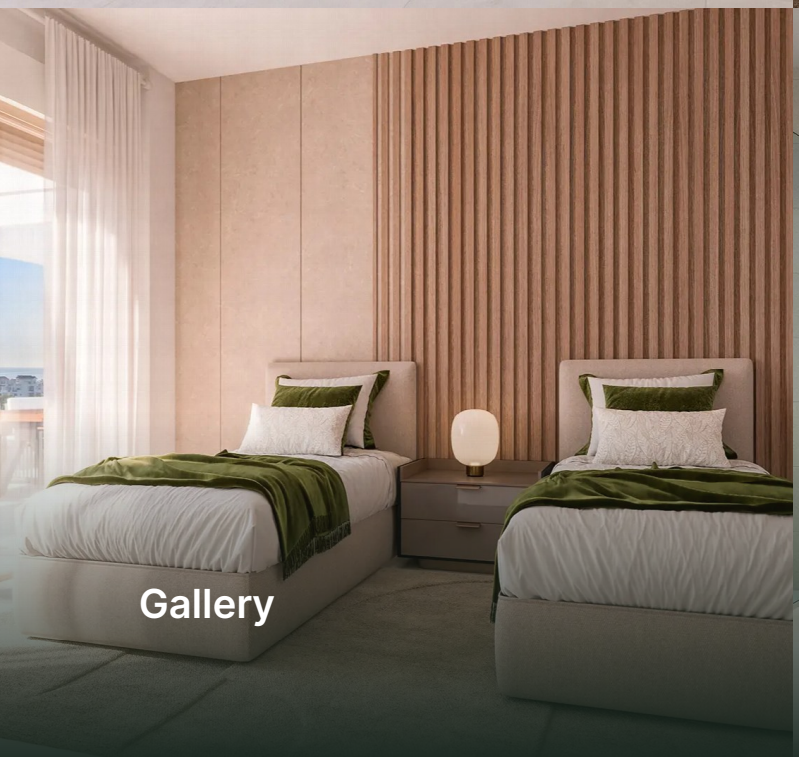
€45,014
PURCHASE COSTS

12.9%
OF THE PURCHASE PRICE

Example calculation at the stated asking price, 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, and the Spanish tax authority may apply its own reference value. No rights can be derived from this calculation.



Gallery



Gallery

Gallery

06 · IN CLOSING

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

Would you like to view this property or first see the full documentation? Please get in touch. We will send the floor plans, the specification and the availability, and arrange a viewing if you wish.

€350,000
asking price

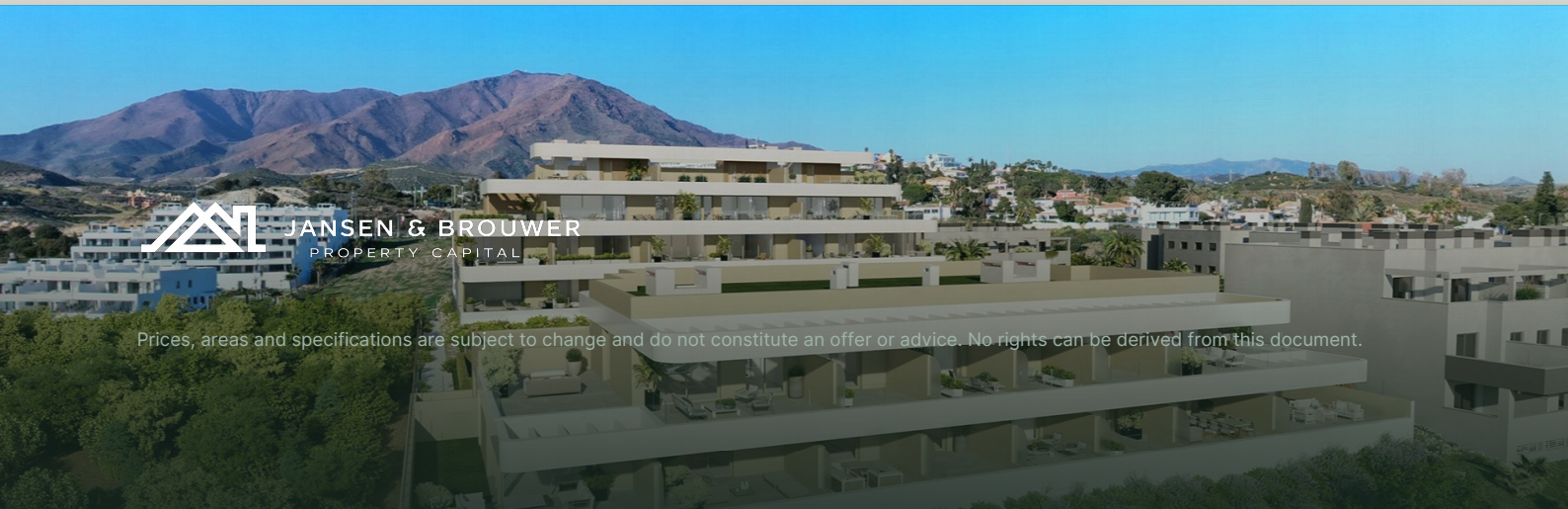
1
bedrooms

72 m²
living area

Jordy Brouwer
Property & deals
+31 6 40043122

Sven Jansen
Investments & advice
+31 6 40258095

info@jbpropertycapital.com · jbpropertycapital.com



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