JANSEN & BROUWER
PROPERTY CAPITAL

VILLA

Ocyan Villas

3 bedrooms, 977 m² · Estepona

ASKING PRICE

€5,100,000

3	3	977 m²	315 m²
bedrooms	bathrooms	living area	terrace

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Villa in Estepona. Spain.

Set in a picturesque and privileged location surrounded by abundant nature, the Ocyan Luxury Villas form a group of twelve refined villas with contemporary aesthetics, designed by one of the most renowned studios on the Costa del Sol.

01 · THE PROPERTY

Ocyan Villas

Estepona

Set in a picturesque and privileged location surrounded by abundant nature, the Ocyan Luxury Villas form a group of twelve refined villas with contemporary aesthetics, designed by one of the most renowned studios on the Costa del Sol.

Property type	**Villa**
Bedrooms	**3**
Bathrooms	**3**
Living area	**977 m²**
Terrace	**315 m²**
Completion	**New build**
Asking price	**€5,100,000**
Reference	**OV-11**

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

- Sea view
- Telephone connection
- Detached apartment
- Garden

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.

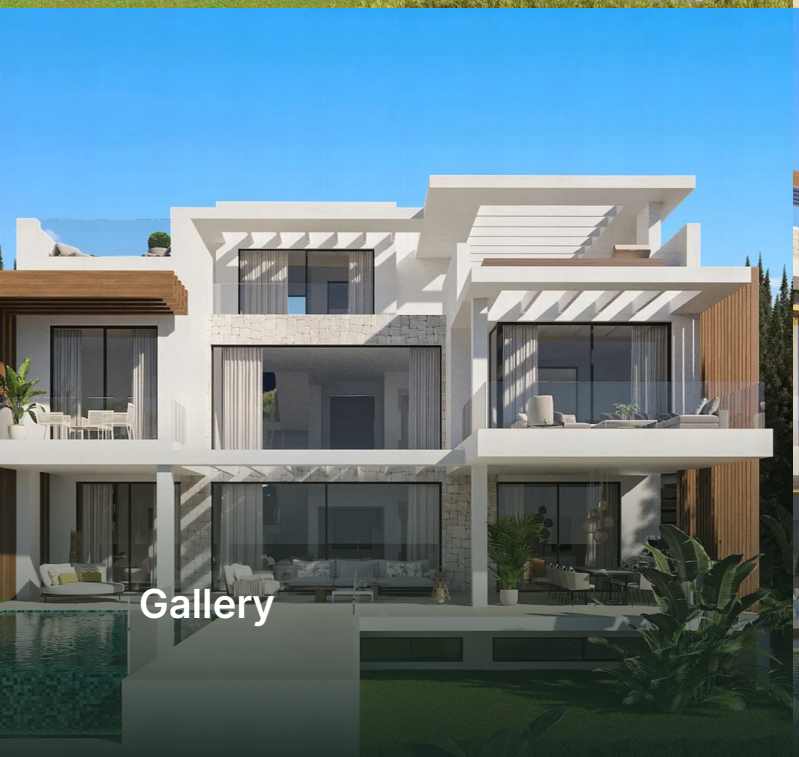
VAT (IVA 10%)	**€510,000**
Stamp duty (AJD 1.2%)	**€61,200**
Notary (official fees plus VAT)	**€2,509**
Land registry (official fees plus VAT)	**€1,535**
Legal support (1% plus VAT)	**€61,710**
Administrative agency (gestoría) and other costs (estimate)	**€500**
Total purchase costs	**€637,454**

€5,737,454
TOTAL INVESTMENT

€637,454
PURCHASE COSTS

12.5%
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

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.

€5,100,000
asking price

3
bedrooms

977 m²
living area

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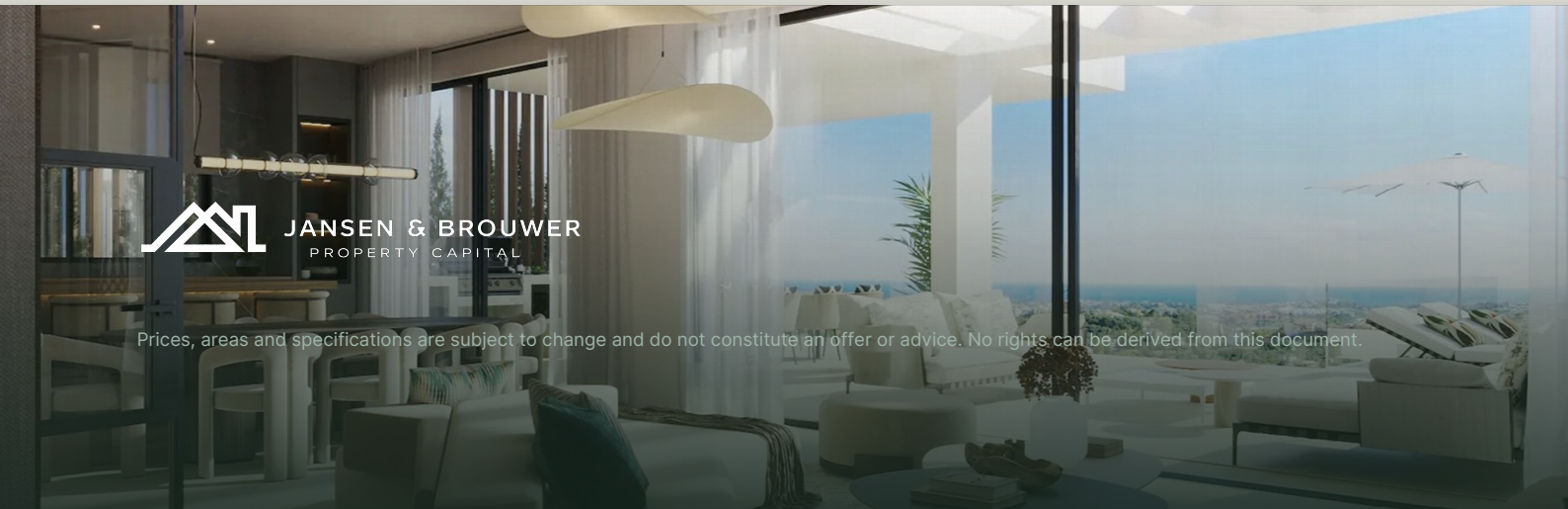

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