



JANSEN & BROUWER
PROPERTY CAPITAL

APARTMENT

Aby Middle

2 bedrooms, 121 m² · Estepona

ASKING PRICE

€425,000

2

bedrooms

2

bathrooms

121 m²

living area



Apartment in Estepona. Spain.

Aby Middle is a gated development of 72 homes with two and three bedrooms next to Estepona Golf, including duplex penthouses and ground floor homes with gardens. The basement has parking spaces and a garage for golf buggies.

Aby Middle

Estepona

Aby Middle is a gated development of 72 homes with two and three bedrooms next to Estepona Golf, including duplex penthouses and ground floor homes with gardens. The basement has parking spaces and a garage for golf buggies. The homes have their own heat pump for hot water and for ducted heating and cooling. The kitchen is delivered fitted, with oven, induction hob, extractor hood, fridge and dishwasher. The development has a swimming pool, a club room and a chill out terrace, and the homes come with a storage room and a parking space. Prices start at € 330.000 and in the current list of homes the range runs up to € 525.000. This home, reference 4 SEGUNDO D, has 2 bedrooms, 2 bathrooms and 121 sqm of built area, with a storage room and a parking space. This home is priced at € 425.000 excluding 10 per cent IVA, or € 467.500 including IVA. Purchase costs come on top; we are happy to calculate the total for you.

Property type	Apartment
Bedrooms	2
Bathrooms	2
Living area	121 m²
Completion	New build
Asking price	€425,000
Reference	4 SEGUNDO D



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 · 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

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%)	€42,500
Stamp duty (AJD 1.2%)	€5,100
Notary (official fees plus VAT)	€770
Land registry (official fees plus VAT)	€382
Legal support (1% plus VAT)	€5,142
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€54,394

€479,394

TOTAL INVESTMENT

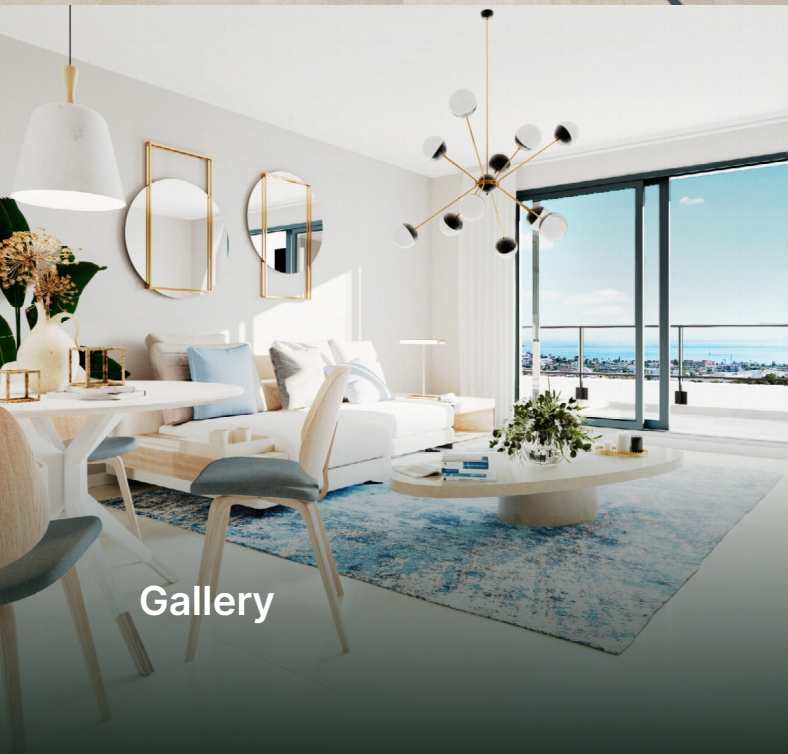
€54,394

PURCHASE COSTS

12.8%

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





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.

€425,000

asking price

2

bedrooms

121 m²

living area

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