



JANSEN & BROUWER
PROPERTY CAPITAL

APARTMENT

Aire

2 bedrooms, 101 m² · Estepona

ASKING PRICE

€492,000

2

bedrooms

2

bathrooms

101 m²

living area



Apartment in Estepona. Spain.

Aire is located in Cancelada, on the New Golden Mile between Estepona and Marbella, and has 57 homes with two and three bedrooms. There are ground floor homes with gardens, apartments with large terraces and penthouses.

Aire

Estepona

Aire is located in Cancelada, on the New Golden Mile between Estepona and Marbella, and has 57 homes with two and three bedrooms. There are ground floor homes with gardens, apartments with large terraces and penthouses. All homes have open views of the mountains and most also look out to sea. The development has a swimming pool, an indoor gym and an outdoor sports area, and residents have access to the Cancelada club house with spa, sauna, gym and café. Golf courses such as Flamingos, El Campanario and Atalaya are nearby. Every home includes a parking space and a storage room, and the development carries energy rating A for both consumption and emissions. Prices start at € 487.500 and in the current list of homes the range runs up to € 922.000. This home, reference 2-5-1-B, has 2 bedrooms, 2 bathrooms and 101 sqm of built area, with a storage room and a parking space. This home is priced at € 492.000 excluding 10 per cent IVA, or € 541.200 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	101 m²
Completion	New build
Asking price	€492,000
Reference	2-5-1-B



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%)	€49,200
Stamp duty (AJD 1.2%)	€5,904
Notary (official fees plus VAT)	€810
Land registry (official fees plus VAT)	€406
Legal support (1% plus VAT)	€5,953
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€62,773

€554,773

TOTAL INVESTMENT

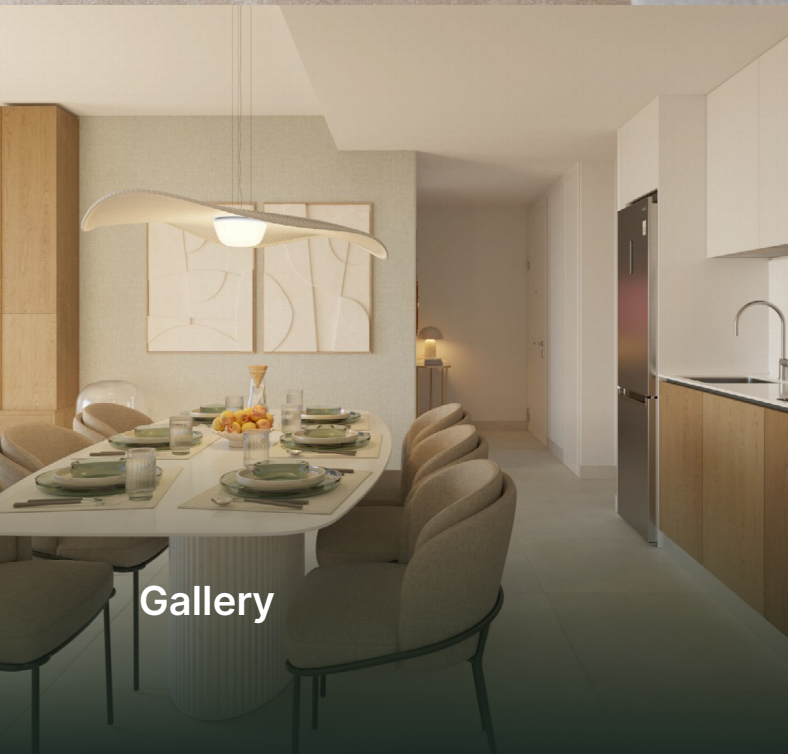
€62,773

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.

€492,000

asking price

2

bedrooms

101 m²

living area

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