JANSEN & BROUWER
PROPERTY CAPITAL

APARTMENT

Apartment in Estepona, Nacare

3 bedrooms, 194 m² · Estepona

ASKING PRICE

€2,700,000

3	3	194 m²
bedrooms	bathrooms	living area

jbpropertycapital.com

Apartment in Estepona. Spain.

Nacaré Residences is a new-build development in Estepona on the Costa del Sol, with the sea and the mountains close at hand. Marbella is around 20 minutes away, Sotogrande 25 minutes and Málaga approximately 50 minutes.

01 · THE PROPERTY

Apartment in Estepona, Nacare

Estepona

Nacaré Residences is a new-build development in Estepona on the Costa del Sol, with the sea and the mountains close at hand. Marbella is around 20 minutes away, Sotogrande 25 minutes and Málaga approximately 50 minutes. The development comprises 20 apartments and penthouses with three or four bedrooms, with sea views, an open-plan layout and generous terraces. The homes face south, have cross ventilation and flexible floor plans. Communal facilities include a heated indoor pool, an outdoor pool and a sky pool with rooftop lounge, a roof terrace with yoga area, a spa with sauna and hammam, a massage and beauty room, a high-tech gym with a flexible area, an owners lounge with bar, a meeting room and landscaped gardens. There is also underground parking, a concierge service and 24-hour security. Penthouses have direct lift access from the parking level. Completion is estimated for the third quarter of 2028.

Property type	**Apartment**
Bedrooms	**3**
Bathrooms	**3**
Living area	**194 m²**
Completion	**New build**
Asking price	**€2,700,000**
Reference	**NC-05**

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

- Heated indoor pool
- Outdoor pool
- Sky pool with rooftop lounge
- Roof terrace with yoga area
- Spa
- Sauna and hammam
- Massage and beauty room
- High-tech gym with flex space
- Owners lounge with bar (Owners Club)
- Meeting room
- Landscaped gardens
- Underground parking spaces
- Concierge service
- Residential manager
- 24-hour security

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%)	**€270,000**
Stamp duty (AJD 1.2%)	**€32,400**
Notary (official fees plus VAT)	**€1,638**
Land registry (official fees plus VAT)	**€954**
Legal support (1% plus VAT)	**€32,670**
Administrative agency (gestoría) and other costs (estimate)	**€500**
Total purchase costs	**€338,162**

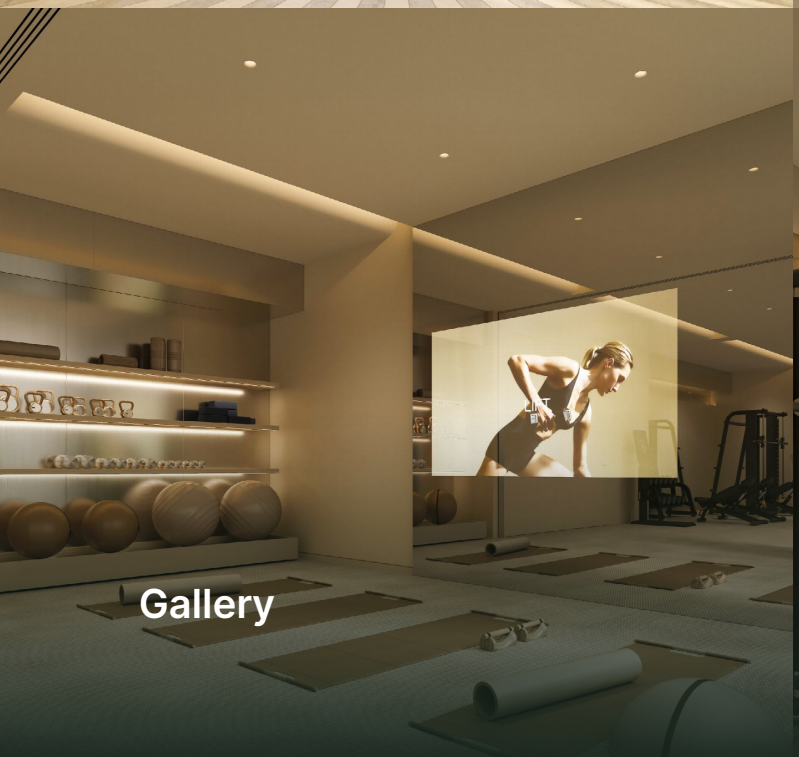
€3,038,162
TOTAL INVESTMENT

€338,162
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

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.

€2,700,000
asking price

3
bedrooms

194 m²
living area

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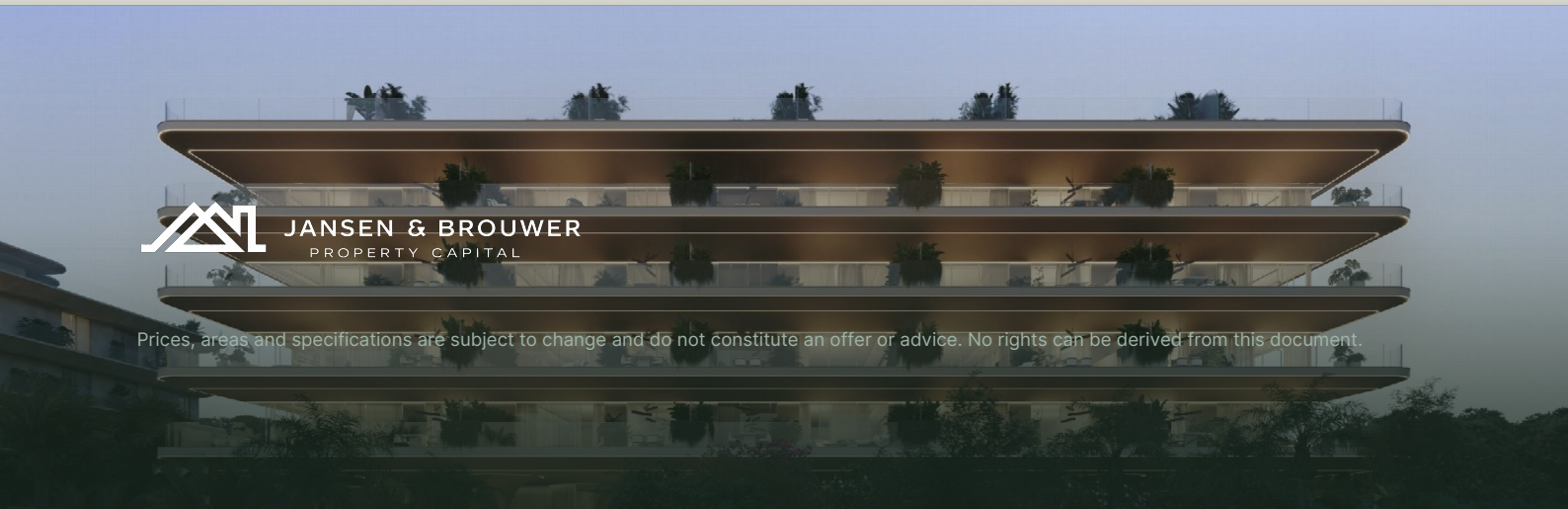

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