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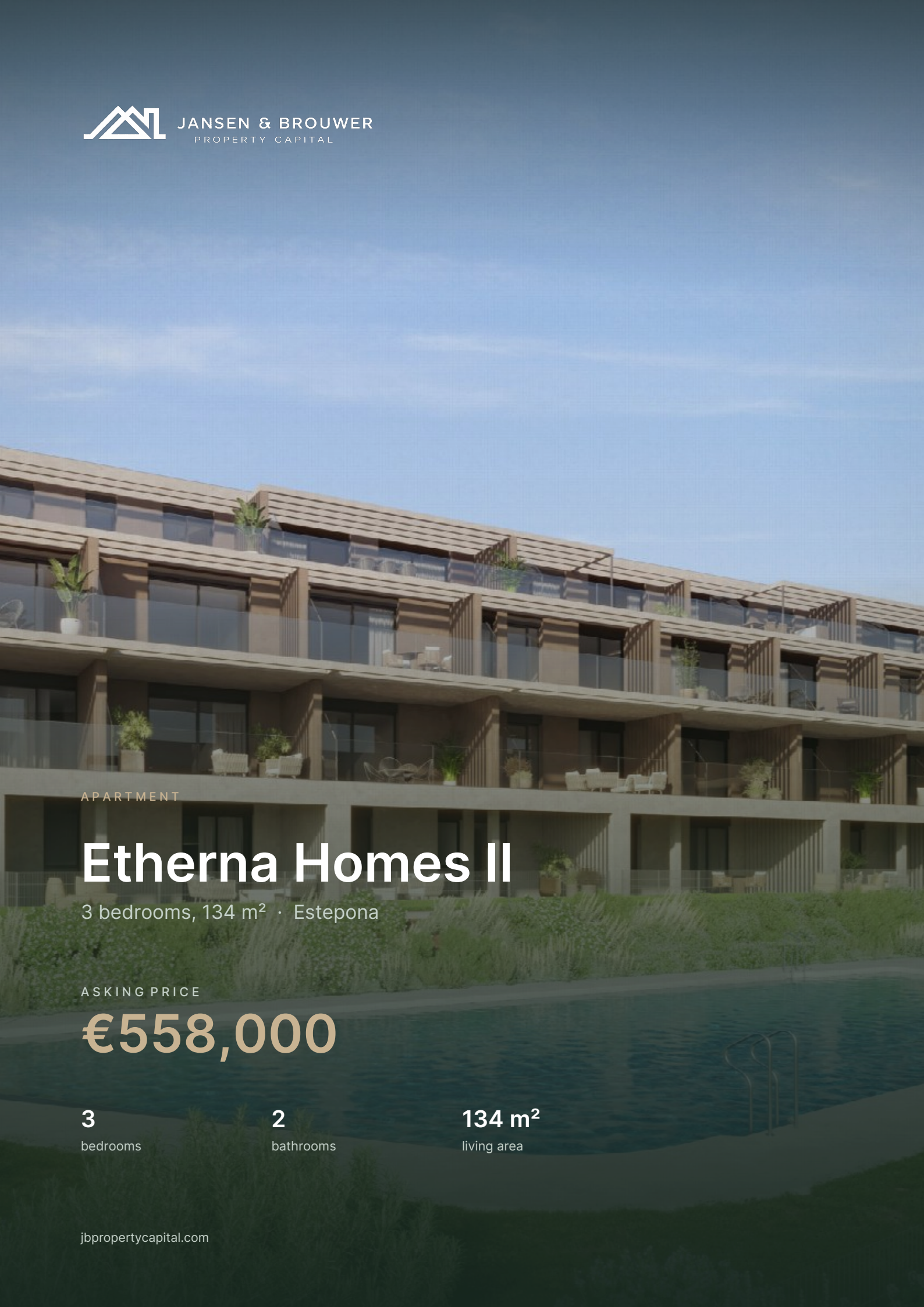


APARTMENT

Etherna Homes II

3 bedrooms, 134 m² · Estepona

ASKING PRICE

€558,000

3
bedrooms

2
bathrooms

134 m²
living area

jbpropertycapital.com

Apartment in Estepona. Spain.

Etherna Homes II is the second phase of Etherna Homes, next to the Valle Romano golf course in Estepona. The development has 144 homes with one, two or three bedrooms in six low rise buildings, with views over the bay of Estepona and the golf course.

01 · THE PROPERTY

Etherna Homes II

Estepona

Etherna Homes II is the second phase of Etherna Homes, next to the Valle Romano golf course in Estepona. The development has 144 homes with one, two or three bedrooms in six low rise buildings, with views over the bay of Estepona and the golf course. All homes face south, with large windows and a living room that opens onto the terrace. The gated and guarded development has a swimming pool, an indoor gym, a gourmet room and gardens with native plants. A parking space and a storage room are included in the price. Completion is scheduled for May 2028. Prices start at € 269.000 and in the current list of homes the range runs up to € 558.000. This home, reference 4A1-P02-C, has 3 bedrooms, 2 bathrooms and 134 sqm of built area, with a storage room and a parking space. This home is priced at € 558.000 excluding 10 per cent IVA, or € 613.800 including IVA. Purchase costs come on top; we are happy to calculate the total for you.

Property type	**Apartment**
Bedrooms	**3**
Bathrooms	**2**
Living area	**134 m²**
Completion	**New build**
Asking price	**€558,000**
Reference	**4A1-P02-C**

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 · 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

04 · 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.

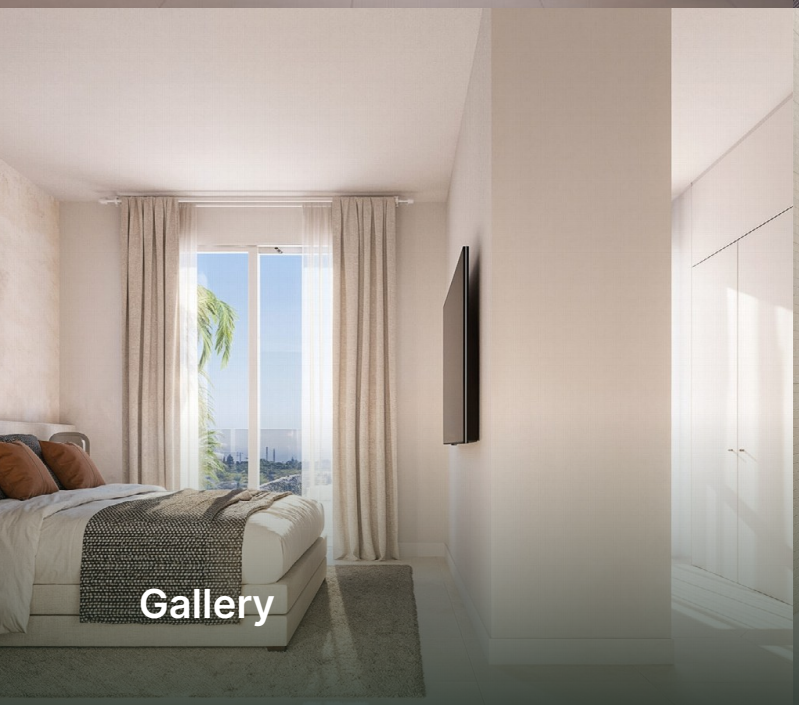
VAT (IVA 10%)	**€55,800**
Stamp duty (AJD 1.2%)	**€6,696**
Notary (official fees plus VAT)	**€850**
Land registry (official fees plus VAT)	**€430**
Legal support (1% plus VAT)	**€6,752**
Administrative agency (gestoría) and other costs (estimate)	**€500**
Total purchase costs	**€71,028**

€629,028
TOTAL INVESTMENT

€71,028
PURCHASE COSTS

12.7%
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

05 · 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.

€558,000
asking price

3
bedrooms

134 m²
living area

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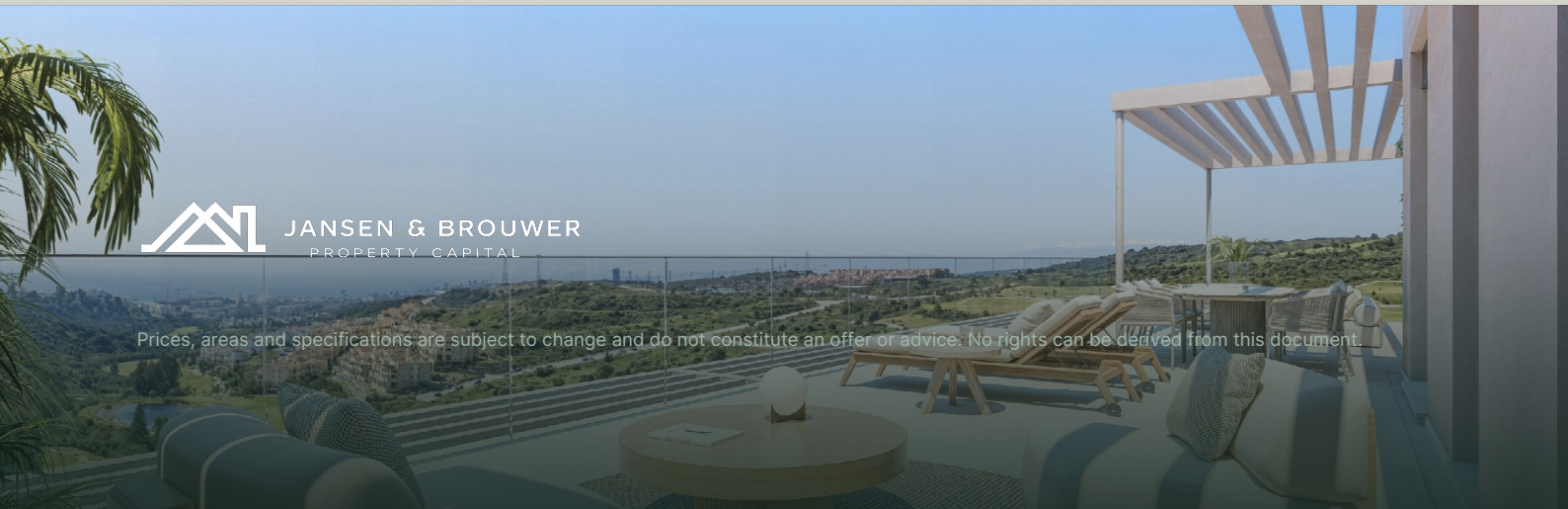

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