



JANSEN & BROUWER  
PROPERTY CAPITAL

VILLA

# Serene Atalaya

3 bedrooms, 185 m<sup>2</sup> · Estepona

ASKING PRICE

€950,000

3

bedrooms

2

bathrooms

185 m<sup>2</sup>

living area



## Villa in Estepona. Spain.

Serene Atalaya is a development of semi detached villas with three bedrooms next to the Atalaya Golf & Country Club in Estepona. The villas are set on a gentle slope, giving them plenty of light, privacy and views, and some versions have a basement and a solarium.

# Serene Atalaya

Estepona

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|               |                  |
|---------------|------------------|
| Property type | <b>Villa</b>     |
| Bedrooms      | <b>3</b>         |
| Bathrooms     | <b>2</b>         |
| Living area   | <b>185 m²</b>    |
| Completion    | <b>New build</b> |
| Asking price  | <b>€950,000</b>  |
| Reference     | <b>100075183</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%)                                               | €95,000  |
| Stamp duty (AJD 1.2%)                                       | €11,400  |
| Notary (official fees plus VAT)                             | €1,003   |
| Land registry (official fees plus VAT)                      | €530     |
| Legal support (1% plus VAT)                                 | €11,495  |
| Administrative agency (gestoría) and other costs (estimate) | €500     |
| Total purchase costs                                        | €119,928 |

**€1,069,928**

TOTAL INVESTMENT

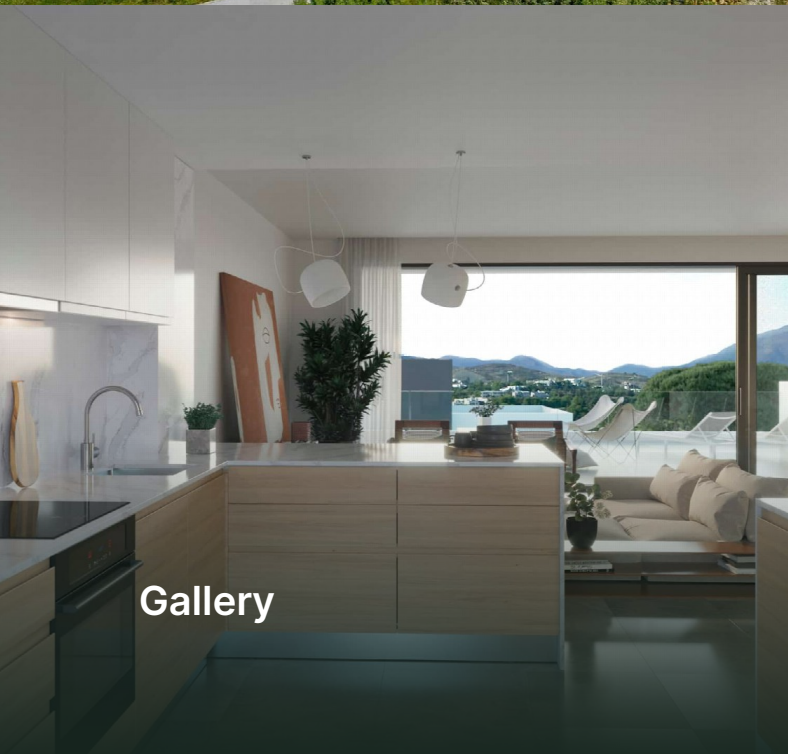
**€119,928**

PURCHASE COSTS

**12.6%**

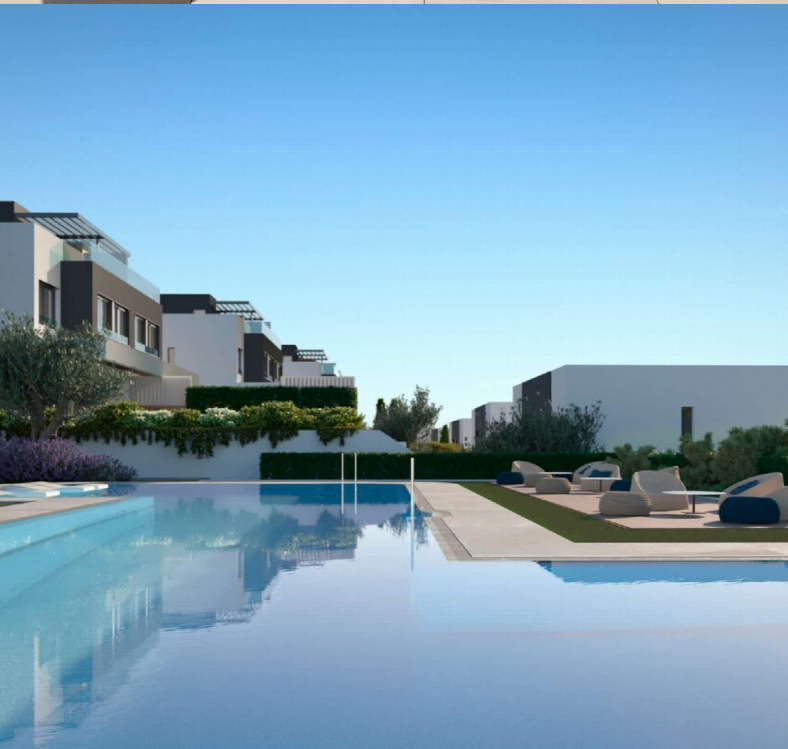
OF THE PURCHASE PRICE

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





## 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.

**€950,000**

asking price

**3**

bedrooms

**185 m<sup>2</sup>**

living area

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