



JANSEN & BROUWER
PROPERTY CAPITAL

VILLA

Serene Atalaya

3 bedrooms, 182 m² · Estepona

ASKING PRICE

€850,000

3

bedrooms

3

bathrooms

182 m²

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

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. Every villa has its own garden and private parking; the development has a communal swimming pool for adults and children. Shops, schools and golf courses are close by, Puerto Banús is 8 kilometres away and Marbella 17 kilometres. The villas have been completed and are ready to move into. Prices start at € 775.000 and in the current list of homes the range runs up to € 950.000. This home in phase 2 has 3 bedrooms, 3 bathrooms and 182 sqm of built area (including terrace and share of communal areas). The outdoor space with garden and terraces measures 78 sqm. This home is priced at € 850.000 excluding 10 per cent IVA, or € 935.000 including IVA. Purchase costs come on top; we are happy to calculate the total for you.

Property type	Villa
Bedrooms	3
Bathrooms	3
Living area	182 m²
Completion	New build
Asking price	€850,000
Reference	f2-rij3



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%)	€85,000
Stamp duty (AJD 1.2%)	€10,200
Notary (official fees plus VAT)	€967
Land registry (official fees plus VAT)	€506
Legal support (1% plus VAT)	€10,285
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€107,458

€957,458

TOTAL INVESTMENT

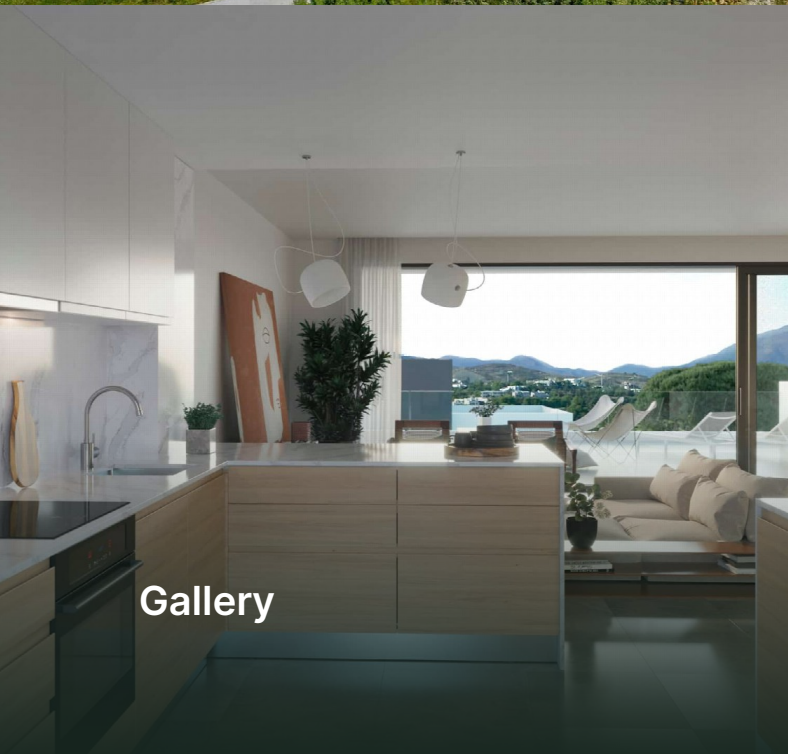
€107,458

PURCHASE COSTS

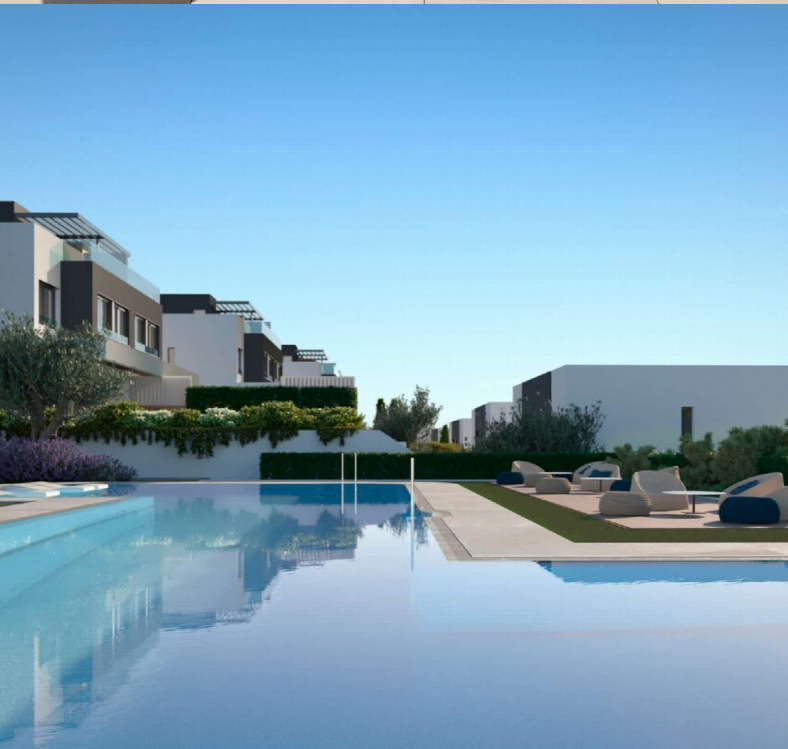
12.6%

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





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.

€850,000

asking price

3

bedrooms

182 m²

living area

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