



JANSEN & BROUWER
PROPERTY CAPITAL

APARTMENT

South Sand

2 bedrooms · Estepona

ASKING PRICE

€542,000

2

bedrooms

2

bathrooms

jbpropertycapital.com

A wide-angle photograph of a modern, minimalist terrace. The terrace is paved with light-colored tiles and features a large white pillar. In the foreground, there is a lounge area with a wicker sofa and cushions. In the background, a dining table with white chairs is set up. A large potted plant is placed near the dining area. The terrace has a low wall and a glass railing, offering a panoramic view of the sea and the city of Estepona. The sky is blue with some clouds.

Apartment in Estepona. Spain.

South Sand consists of 74 homes in four blocks, with two, three or four bedrooms, in Estepona. Every home comes with a parking space and a storage room, and the kitchen is delivered with Siemens and Bosch appliances.

South Sand

Estepona

South Sand consists of 74 homes in four blocks, with two, three or four bedrooms, in Estepona. Every home comes with a parking space and a storage room, and the kitchen is delivered with Siemens and Bosch appliances. The outdoor space is generously laid out: landscaped gardens, an outdoor pool for adults and children, a heated indoor pool, a putting green, a coworking space and a communal room with a kitchen. Completion was scheduled for the second quarter of 2026; we will confirm the current position with the developer. Prices start at € 542.000. The price shown is the developer's starting price, excluding 10 per cent IVA and purchase costs. We are happy to calculate the total for you.

Property type	Apartment
Bedrooms	2
Bathrooms	2
Completion	New build
Asking price	€542,000



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%)	€54,200
Stamp duty (AJD 1.2%)	€6,504
Notary (official fees plus VAT)	€841
Land registry (official fees plus VAT)	€424
Legal support (1% plus VAT)	€6,558
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€69,027

€611,027

TOTAL INVESTMENT

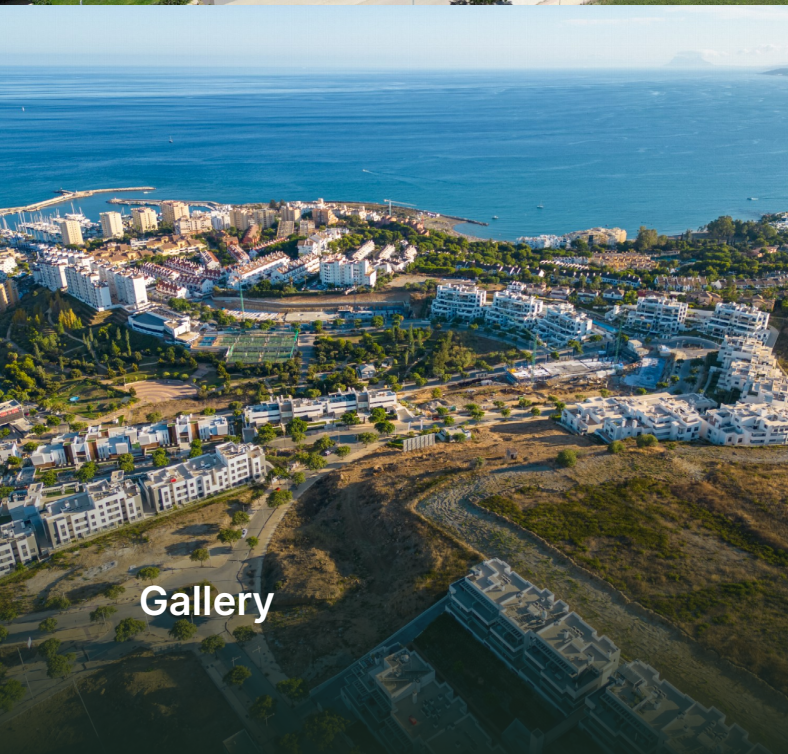
€69,027

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



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.

€542,000

asking price

2

bedrooms

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