



JANSEN & BROUWER
PROPERTY CAPITAL



VILLA

Villa Miura

4 bedrooms, 430 m² · Estepona

ASKING PRICE

€3,850,000

4

bedrooms

4

bathrooms

430 m²

living area

2,100 m²

plot



Villa in Estepona. Spain.

Villa Miura is a detached villa completed in 2023 in El Paraíso, a quiet residential area of Estepona on the New Golden Mile, close to the El Paraíso golf course. The house faces south on a flat plot of 2,100 m² and has a built area of 430 m², with four bedrooms and four bathrooms.

Villa Miura

Estepona

Villa Miura is a detached villa completed in 2023 in El Paraíso, a quiet residential area of Estepona on the New Golden Mile, close to the El Paraíso golf course. The house faces south on a flat plot of 2,100 m² and has a built area of 430 m², with four bedrooms and four bathrooms. The villa is new, is sold fully furnished and is ready to move into. Outside there are a private pool and 186 m² of terrace. The ground floor has three bedrooms, each with its own bathroom, the open-plan kitchen with the living area and a guest toilet. The upper floor is given over to the main bedroom, with an open-plan bathroom, a dressing room and a private terrace overlooking the garden and the horizon.

Property type	Villa
Bedrooms	4
Bathrooms	4
Living area	430 m²
Plot	2,100 m²
Completion	New build
Asking price	€3,850,000
Reference	JBN-09139



Villa Miura

The 96 m² basement has windows, a sunken patio, a garage for two cars and an open space that can be fitted out as required. The house has underfloor heating throughout, an aerothermal system, home automation and large windows with motorised curtains. The landscaped garden holds the pool and a seating area. Golf courses, schools and everyday services are nearby. The asking price of this home is € 3.850.000. Depending on the seller, transfer tax (ITP) or IVA applies on top, plus purchase costs; we confirm for each home which applies and are happy to calculate the total for you.



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%)	€385,000
Stamp duty (AJD 1.2%)	€46,200
Notary (official fees plus VAT)	€2,056
Land registry (official fees plus VAT)	€1,232
Legal support (1% plus VAT)	€46,585
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€481,573

€4,331,573

TOTAL INVESTMENT

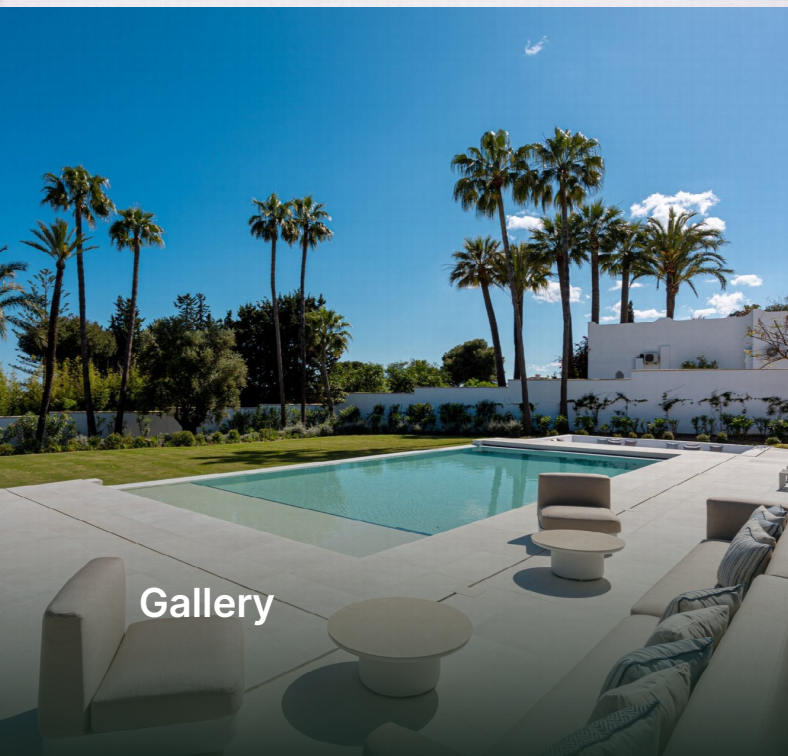
€481,573

PURCHASE COSTS

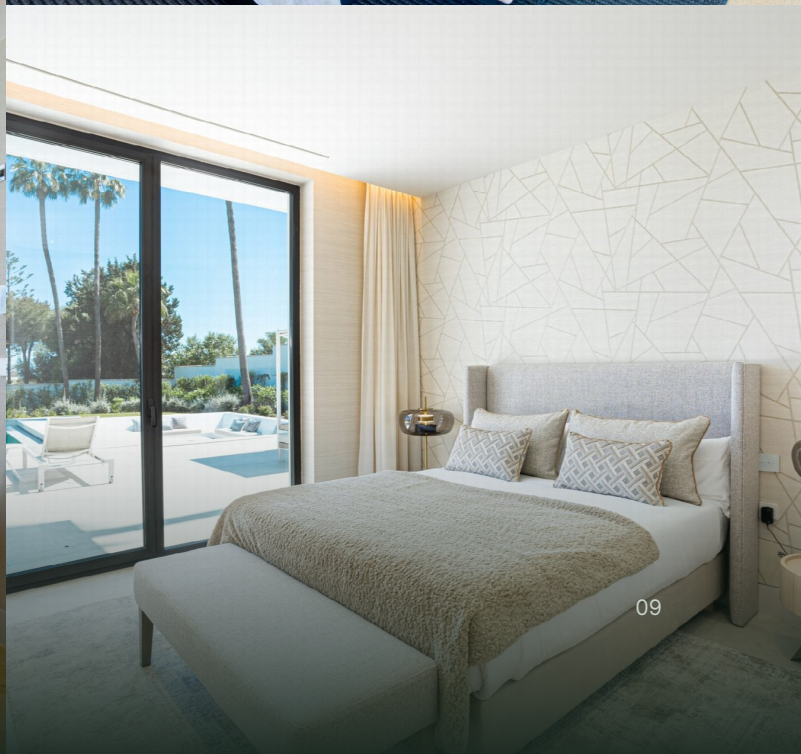
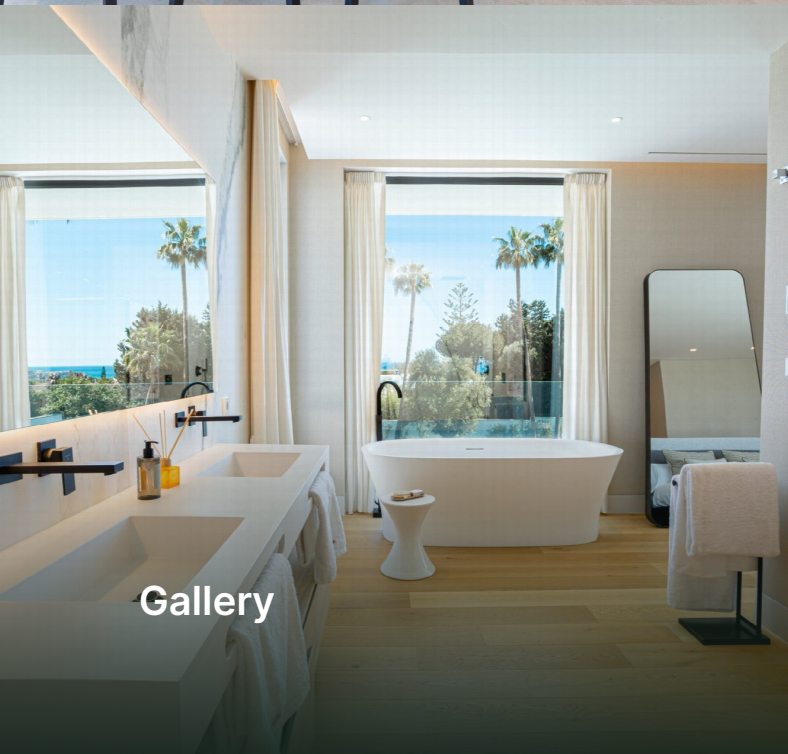
12.5%

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





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.

€3,850,000

asking price

4

bedrooms

430 m²

living area

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