DREAM PROPERTY
MARBELLA

Ref. 919A

Apartments in a quiet area, Estepona

Estepona

€ 525.000

Estate type:	**Apartment**	Area:	**149 m2**
Terrace:	**m2**	Number of bathrooms:	**2**
Number of bedrooms:	**2**	Garage:	**Yes**
Pool:	**Yes**	Plot:	**—**
Air conditioning:	**Yes**	Television:	**Yes**
Close to golf courses:	**Yes**	Wi-Fi:	**Yes**

This is a modern new-build development located in Estepona, in a quiet area of the Costa del Sol. The project comprises a total of 75 apartments with 2 and 3 bedrooms, arranged across two low-rise buildings.

The selection includes ground-floor apartments with private gardens, properties on upper floors with large terraces and solariums, as well as duplex units. This makes the development suitable both for permanent living and as a second home. . Apartment layouts have been designed with everyday use in mind. The living areas open naturally onto terraces, allowing plenty of natural light and enabling regular use of outdoor spaces. The layouts are practical and comfortable, suited to normal, day-to-day living.

The communal areas form a well-organised, landscaped green space reserved exclusively for residents. Facilities include swimming pools, relaxation areas and recreational amenities, designed to encourage rest and comfort without the feel of a large holiday resort.

The plot's location offers views of the sea and the surrounding mountains, while remaining a short drive from the beaches and the centre of Estepona.

The development is aimed at buyers seeking a modern property in Estepona, set within a calm residential environment. Its location and scale make it suitable both as a primary residence and as a long-term investment in a stable market segment.

Available prices:

** 2-bedroom apartments from €525,000

If you would like to check current availability, review apartment layouts or receive details tailored to your plans, please get in touch. We will be happy to present the current offer and answer any questions.

In accordance with the provisions of Article 20.1 of the TRLDCU, the price of the property WILL BE INCREASED by the following amounts:

TAXES PAYABLE BY THE PURCHASER:
In the case of VAT at the current rate of 10% (Law 37/1992, of 28 December, on Value Added Tax). In the case of ITP (Property Transfer Tax) on the higher of the sale price or the cadastral reference value, ranging from 3.5% to 7% depending on the buyer's conditions, all in accordance with (Royal Legislative Decree 1/1993, of 24 September, approving the revised text of the Law on Property Transfer Tax and Stamp Duty).

NOTARY AND REGISTRY:
These expenses are subject to fees, although their estimated cost may range from €600 to €1,250 for the notary and from €200 to €600 for the registry (Royal Decree 1426/1989, of 17 November, approving the Notary Fees Schedule, and Royal Decree 1427/1989, of 17 November, approving the Land Registry Fees Schedule, respectively).
The agency's professional fees are included in the sale price.

IF BANK FINANCING IS REQUIRED:

The amount of additional expenses must be agreed upon with the financial institution.
To calculate the final price, please contact Dream Property Marbella 2010 SLU. We will issue a personalised offer based on the buyer's personal circumstances.

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