LUXURY LIFESTYLE WITH INCREDIBLE SEA VIEWS

from € 360,000
Protected by a mountainous region, in particular the Sierra Bermeja mountain range, and bathed by the Mediterranean breeze, you will find the most spectacular example of contemporary apartments in Estepona. A superior concept of security and comfort, offering an excellent quality of life for your nearest and dearest. Strategically located between the sea and the mountains, and just a short walk to the town centre, this brand new residential resort stands out due to its offer of indisputable quality, and a perfect location. Something unlike anything else in the area.

This is a high quality, innovative and sustainable residential development designed to offer the best contemporary living experience in one of the most up and coming areas on the Costa del Sol. Residents are encouraged to lead healthier lives with a great range of wellness facilities and services. There are 2 year round heated infinity lagoon pools. The pool areas are very much designed as an extension of the coast. With beach effect shores, tropical palm landscaping and your own in house ‘Chiringuito’ style beach bar and restaurant. The sports facilities include a luxury residents spa, state of the art gym, tennis and paddle courts. There are areas perfect for the modern family, with childrens pools and play areas.

The magnificent apartments are organized over one, two and three-story buildings and offer the option of two, three or four-bedroom homes. You can choose between excellent panoramic sea views or countryside vantage points, looking out towards the stunning mountain range. There is an instant wow factor as soon as you step foot in the resort. You will feel on top of the world, with the world at your feet, and yet with everything in perfect reach.

Each apartment has a home automation system, air conditioning, and some units enjoy the benefit of a fire-place in the living area. Fully fitted kitchens with top of the range NEFF appliances and designer Porcelanosa bathrooms with spacious walk in showers.

To the north is the majestic Pico de los Reales; to the south, the beach is only 4 minutes away. A unique landscape with outstanding panoramas. Here, located within a perfectly peaceful setting, is the ideal place to call your home. Here, you will find the quality of life you have always wanted.

Luxury lifestyle with incredible sea views.
Exclusivity, privacy, sustainability and technology, all with the highest quality finishes. From your new home, you will be able to enjoy an excellent range of benefits and services. The resort boasts the highest degrees of safety with 24 hour security and concierge service.

Everything you need is right on your doorstep, and your doorstep extends right into the mountains, where you can get away from it all with hikes and exploration into the stunning forests. Ideal for those looking to get back to nature or exercising their pets.
1. You need a **good lawyer** who is specialised in real estate. In Spain, the investigation-duty is for the buyer. If you hire a lawyer, this duty moves to the lawyer. The only (but very important) thing the notary does in the purchase process is to confirm that buyer and seller are concluding an agreement. Pandora Homes works together with a fixed group of carefully selected lawyers, where it is possible to communicate in English at a minimum. At your first appointment with us in Spain we will, if desired, make an appointment with one of our collaborating lawyers.

2. Although you may be able to find your property independently through one of the hundreds of housing sites, it is advisable to have one reliable estate agency, like Pandora Homes, who can offer you a great selection of suitable properties. The agents of Pandora Homes are experienced and reliable. Our company is obliged to transfer once a quarter a ‘Certificado de Contratistas y subcontratistas’ to the Agencia Tributaria. This includes proof that there are no overdue payments and the company is financially sound.

3. Reserve about 11% on top of the purchase price at an existing house and about 13.5% on top of the purchase price of a new house. The purchase costs of an existing property consist of transfer tax and costs for attorney, notary, Land Registry and bank. When purchasing a new property, no transfer tax is payable but 10% VAT and 1.5% stamp tax. The other costs are the same as for an existing house.

4. You need an NIE number. Although it is not strictly necessary to have it from the outset, there will come a time when it will be necessary to pay the transfer tax and to register your property in the Land Registry. Because it can take a while to get it, it is wise to request this number as soon as possible. Your purchase Advisor can arrange this for you with a proxy for the lawyer.

5. You need a Spanish bank account for the payment of utility and any contribution to the Owners’ Association. You will be brought into contact with excellent Spanish banks aimed at working with foreign customers. We will introduce you to a local branch near your property.

Reservation amount is at least € 6.000,-

6. In Spain, a reservation must be made for both the purchase of an existing house and a new building. This is done by depositing a certain amount (or percentage of the purchase price) in the trust (Escrow) account of your lawyer. So this remains your money at all times. Only when your lawyer has finished his inquiry into the legal side of the property and has approval from you, is this transferred to the seller/developer. Please note that a reservation amount of at least € 6.000,- is normal.

Do you have specific questions about your property, finances, mortgage, lawyer etc? Don’t hesitate to ask us!

Office number: +34 956 795 499
Imagine More! Conceive! Create! Go beyond what you’ve known. Beyond where you’ve been. Beyond what you ever hoped a home could be. During our journey I will help you imagine new possibilities where uninspired ideas once dwelled. I listen carefully what you are really looking for, research thoroughly, and explore unceasingly until buying or selling a home is a seamless walkway to a marvelous future. Together we reach your goal with my business experience, negotiating skill, creative marketing, and unfailing personal service. It all starts with seeing new possibilities. Envisioning new ideas. Capturing new energy. And using the unlimited power of imagination!

At Pandora Homes Real Estate & Yacht Brokerage you will find us and our team working for you with passion. As Co-Founder and Owner of this boutique Real Estate Agency I support our employees in the daily business of selling properties to our appreciated clients. Although our main business is to find the property of your dreams or a reliable investment, we are also determine to stay by your side after you have found your property under the sun. Together with my team I will help you as well to organize everything you need in the After Sales Process. Please do not hesitate to contact me directly in case of any questions. I am here to help!

We speak 🇪🇸 🇬🇧 🇩🇪 🇪🇪 🇳🇴
WHY YOU MIGHT CONSIDER A NEW DEVELOPMENT?

When we share properties with clients as we build our understanding of their tastes and needs, we often hear them say “wow, they need a lot of work” or “I couldn’t live with that kitchen!” Not all customers have the desire and time to undergo extensive refurbishments to get a property to their standards. In fact, their dream is to have an easy to manage, easy to use, or easy to rent out property in Southern Spain.

“I can’t tell you how many times we work with a client on a viewing tour and they quickly realise that a new home is the way to go. We show them exactly what they asked for, within budget, ready to move into, and then they switch their approach. Fortunately we have a fully equipped back office to flexibly re-arrange viewing tours to then show them new alternatives!”

You may love Andalusian charm, or you may love modern contemporary design, fortunately we have access to both. We can cater to both tastes, and you don’t need to drop your standards! How is this possible? Many of the properties we sell that have a more Andalusian charm are bank repossessions, fully refurbished by a developer who took it over after the crisis and never been lived in. For brand new, we have both key ready, under construction, or off-plan.

Here are 10 reasons why our customers have chosen to go for a brand new development:

1. Investors want to buy at a discount to completed market value where a new build can see a 10-20% uptick in market value on completion.
2. Modern clean open kitchens that are fully equipped and under warranty.
3. Lots of facilities included like gyms, wellness areas, chillout zones, and multiple pools.
4. 10 year building warranties.
5. Eye catching designs to market to the rental market for seasonal rentals when not using.
6. Energy efficiency to ensure cooling in the summer and heating in the winter doesn’t cost the earth!
7. Flexible payment terms of typically 6000 Euros to reserve, 30% on signing a Private Purchase Contract and rest on completion.
8. The feeling of a property being truly yours as it has never been lived in.
10. Proper sound insulation to ensure you don’t hear (or disturb) your neighbours.

Stewart Craig
Investment Manager
REFUNDING YOUR COSTS

At Pandora Homes, we are always trying to generate value for our customers. If you do buy with us, we refund your travel costs (based on European locations) so keep your receipts!

SECOND VIEWING & LEGAL GUIDANCE

Seeing a property the second day solidifies the decision as well as ensuring you see it in a different light/time of day.

With the confidence to proceed, we strongly advise meeting with a good lawyer. We have a few we work with that are extremely professional and speak very well in Spanish/English at a minimum.

The lawyer will explain (again) the buying process, costs involved and how he can act to protect their interests.

Some clients are very impressed from such meetings they are comfortable with a Power of Attorney to organise getting an NIE number, and set up bank accounts, to save a further trip down.

A VIEWING TRIP

What to expect

Is there a better way to assess if something is right for you than to experience it for yourself? We think not. This is why we’ve developed viewing trips tailored to your buying needs. These enable you to see first hand what your new location is all about from visiting beautiful properties to experiencing guided tours of surrounding areas.

We invite you to come discover stunning locations across the Costa del Sol. Book a viewing trip and we’ll hand-hold you through the entire process; from arranging your flights, meeting you at the airport, booking your stay, customising your property viewing trips and more. Let our friendly and internationally experienced team make your home or investment buying experience a breeze.

VIEWING TRIP: DAY 1

FOCUS – AREAS and LIFESTYLE

For those torn between areas, or unfamiliar with areas within their budget, the first morning is all about truly understanding different locations along the Costa del Sol.

We do this by exploring by car, and taking coffees, walks on the beach and through towns. We share our knowledge about the infrastructure in the area, upcoming improvements, and the type of residents living there already.

In the afternoon, we look at some example properties matched to the client’s specific wishlist with no budget creep!

VIEWING TRIP: DAY 2

FOCUS ON THE RIGHT PROPERTY

Typically on day 2, the client’s picture of what they really like is clear. They really like an area, they really like a property style, so its finding the best match to these exact needs. Exact needs tend to only be uncovered when seeing properties in the flesh!

This is where we focus our efforts on the right property in the right location/urbanization and the right specific unit with preferred views, amenities, and access to local offerings.

Our clients know that we have filtered down to the best fits for them, and so with the right property found, we explain the buying process: showing properties, a property to take a picture of, explaining how to take the next steps, and if they are comfortable verbally agree.

VIEWING TRIP: DAY 3

FOCUS – AREAS and LIFESTYLE

VIEWING TRIP: DAY 1

VIEWING TRIP: DAY 2

CALL SAMANDA TO PLAN YOUR FREE TRIP!

Call Samanda to plan your free trip!

+34 956 790 446

Independent Viewing - Customized by Client:

- Return flights for two adults from an airport of your choice direct to your destination
- Concierge Services including individual airport transfers on arrival and departure
- Accommodation in a four-star hotel including breakfast. We work closely with H10 Hotel in Estepona, completely renovated and set in a privileged location right in the front of the pleasurable fishing harbor of Estepona.
- Personalised viewing guidance and advice from one of our property experts
- Free legal advice from an independent property lawyer
- Free financial advice from an independent mortgage broker
- Exclusive rental and property management presentation
- Time to relax and enjoy your holiday!

Call Samanda to plan your free trip!

+34 956 790 446

What to expect

Is there a better way to assess if something is right for you than to experience it for yourself? We think not. This is why we’ve developed viewing trips tailored to your buying needs. These enable you to see first hand what your new location is all about from visiting beautiful properties to experiencing guided tours of surrounding areas.

We invite you to come discover stunning locations across the Costa del Sol. Book a viewing trip and we’ll hand-hold you through the entire process; from arranging your flights, meeting you at the airport, booking your stay, customising your property viewing trips and more. Let our friendly and internationally experienced team make your home or investment buying experience a breeze.

VIEWING TRIP: DAY 1

FOCUS – AREAS and LIFESTYLE

For those torn between areas, or unfamiliar with areas within their budget, the first morning is all about truly understanding different locations along the Costa del Sol.

We do this by exploring by car, and taking coffees, walks on the beach and through towns. We share our knowledge about the infrastructure in the area, upcoming improvements, and the type of residents living there already.

In the afternoon, we look at some example properties matched to the client’s specific wishlist with no budget creep!

VIEWING TRIP: DAY 2

FOCUS ON THE RIGHT PROPERTY

Typically on Day 2, the client’s picture of what they really like is clear. They really like an area, they really like a property style, so its finding the best match to these exact needs. Exact needs tend to only be uncovered when seeing properties in the flesh!

This is where we focus our efforts on the right property in the right location/urbanization and the right specific unit with preferred views, amenities, and access to local offerings.

Our clients know that we have filtered down to the best fits for them, and so with the right property found, we explain the buying process: showing properties, a property to take a picture of, explaining how to take the next steps, and if they are comfortable verbally agree.

VIEWING TRIP: DAY 3

SECOND VIEWING & LEGAL GUIDANCE

Seeing a property the second day solidifies the decision as well as ensuring you see it in a different light/time of day.

With the confidence to proceed, we strongly advise meeting with a good lawyer. We have a few we work with that are extremely professional and speak very well in Spanish/English at a minimum.

The lawyer will explain (again) the buying process, costs involved and how he can act to protect their interests.

Some clients are very impressed from such meetings they are comfortable with a Power of Attorney to organise getting an NIE number, and set up bank accounts, to save a further trip down.