

WHEN YOU ARE SERIOUS ABOUT REAL ESTATE



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MARBELLA
ESTATES

A WARM WELCOME
IS WAITING FOR YOU ON
THE COSTA DEL SOL

MARBELLA
ESTATES

PLANNED MANAGEMENT PROGRAM

Marbella Estates offers both Rentals and Resales on New Builds, creating sustained opportunities to investors.

We have been on the coast and working for over 28 years, so our expert knowledge of the area will be invaluable to you, not just in terms of real estate also we can assist with schools, neighborhoods and property management, so if you decide to place your property into the Management program, we will market it to our thousands of clients, and prospect clients, throughout Europe and the world, maximizing the year round income. We can also assist with maintenance, cleaners and all the everyday needs like change overs, key handling and many more services.

A REWARDING WAY TO INVEST

A Lifestyle Purchase

All along the coast over €880 Million were invested with foreign buyers in Spanish property in 2017, which is an incredible 268% increase from the year previous according to latest data by the Spanish National Institute of Statistics (INE). In other data, released by Tinsa IMIE, Properties prices have risen 20% since 2012 and they are forecast to increase at least 5% throughout 2018.

With new builds becoming more popular, mainly due to the new European legislations, ensuring that the materials are to the highest standard, green energy certificates, bank guarantees and quality/price ratio.

Why not be part of the lifestyle, there is over 80 golf courses, surfing, and a wide variety of other sports available. If you prefer nature, there are many places you can go for a hike, like Marbella's famous La concha Mountain or just take in the beauty along the Paseo Marítimo.

With a wide portfolio of properties and new projects to choose from, focused on quality not quantity, today's buyer has a wide variety of contemporary, modern and unique homes, with an array of luxuries and amenities right on your doorstep.

These "off plan" homes and apartments are competitively priced with easy staged payments, and of course include other options finished homes, ready to move in. It makes sense to purchase now while the market is in the early recovery phase of the real estate cycle. This means that you benefit longer term from the increase in value.

Already in the first quarter of 2018 the meter square price has gone up by 5% from the same time last year and is now sitting at roughly 1479 €/m which is the highest price we have seen since the second quarter of 2012. With Data from the Spanish Government stating that this will increase further as the year progresses*.

In comparison, in the south of France the average price per square meter is almost triple to Southern Spain, proving now to be the best time to invest.

*Information gathered from Tinsa

YOUR EXCITING INVESTMENT JOURNEY BEGINS HERE

We ensure the buying process is simple, straightforward and that you will receive the highest standards of support, whichever property or investment you choose.

Our property agents have the experience, knowledge and skills, to help you better understand the options, and assist you purchasing the very best property for you, and our sales department will guide you every step of the way.

Office Address:

Urb. Monte Biarritz. Avenida Picos de Europa, nº31, 29688 Estepona.

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· All specifications and measurements are provided to the latest and best knowledge of Marbella Estates S.L, but maybe subject to change. No liability will be taken for any changes, inaccuracies or damages arising out of or in connection with the use of information in this brochure.

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· No advice is given as to the suitability of purchasing a property. No pension advice is given, No tax advice is given and it's recommended that purchasers consult a tax specialist in this regard.

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NEW BUILD DEVELOPMENTS

Buying a new home has never been more popular or easier.

With attractive prices, bespoke interior designs, incredible specifications, the benefits of buying off-plan are endless. Most developers offer a range of fantastic incentives that the second hand market simply cannot.

Investing in an off-plan can yield significant returns. The interval between initially securing the contract with a fixed price and deposit against the value of the property once it's completed is instantly a profit gained.

With off-plan you are securing a property with a deposit, whilst enjoying the inflationary trends of the capital value growth which creates a much higher Initial Rate Return.

There were over 7000 sales of New builds in Andalucía, and 2286 in Málaga province in 2017, a number which is expected to grow in 2018.

INVESTMENT PLANNING OPTIONS

1

Pay 30% during construction and sell before completion.



Sell to an end user found during the construction period



Example: 30% is paid during construction to developer. €300,000 first price - €360,000 final price. Earning €28,000 after taxes. 31% profit

2

Complete purchase and sell 18 months later.



Complete purchase and sell 18 months later



Example: Selling Price €350,000, rental yield (18 months) €37,000. Earning €87,000. 29% profit.

3

Complete purchase and sell 5 years after completion.



Yearly rental yield over 5 years 7% per year plus capital growth of 4%



Example: €300,000 purchase Price, €65,000 at 4% per year, €125,000 rental income over 5 years. Earning €190,000. 63% profit.

OASIS 325

Estepona





OASIS 325

Estepona

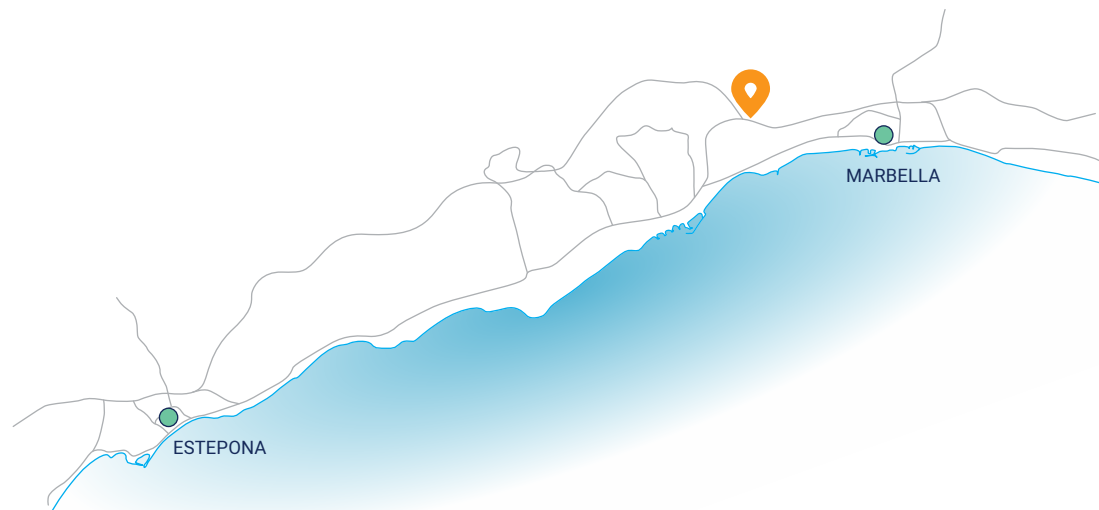
Oasis 325 was conceived with the concept of enjoying the environment and its surroundings and without sacrificing any quality finishes.

With a gym, spa and multi-use communal amenities, this is the perfect place to unwind when you arrive home.

The apartments take advantage of the natural light, and make the best of the views and sea breeze from the Mediterranean.

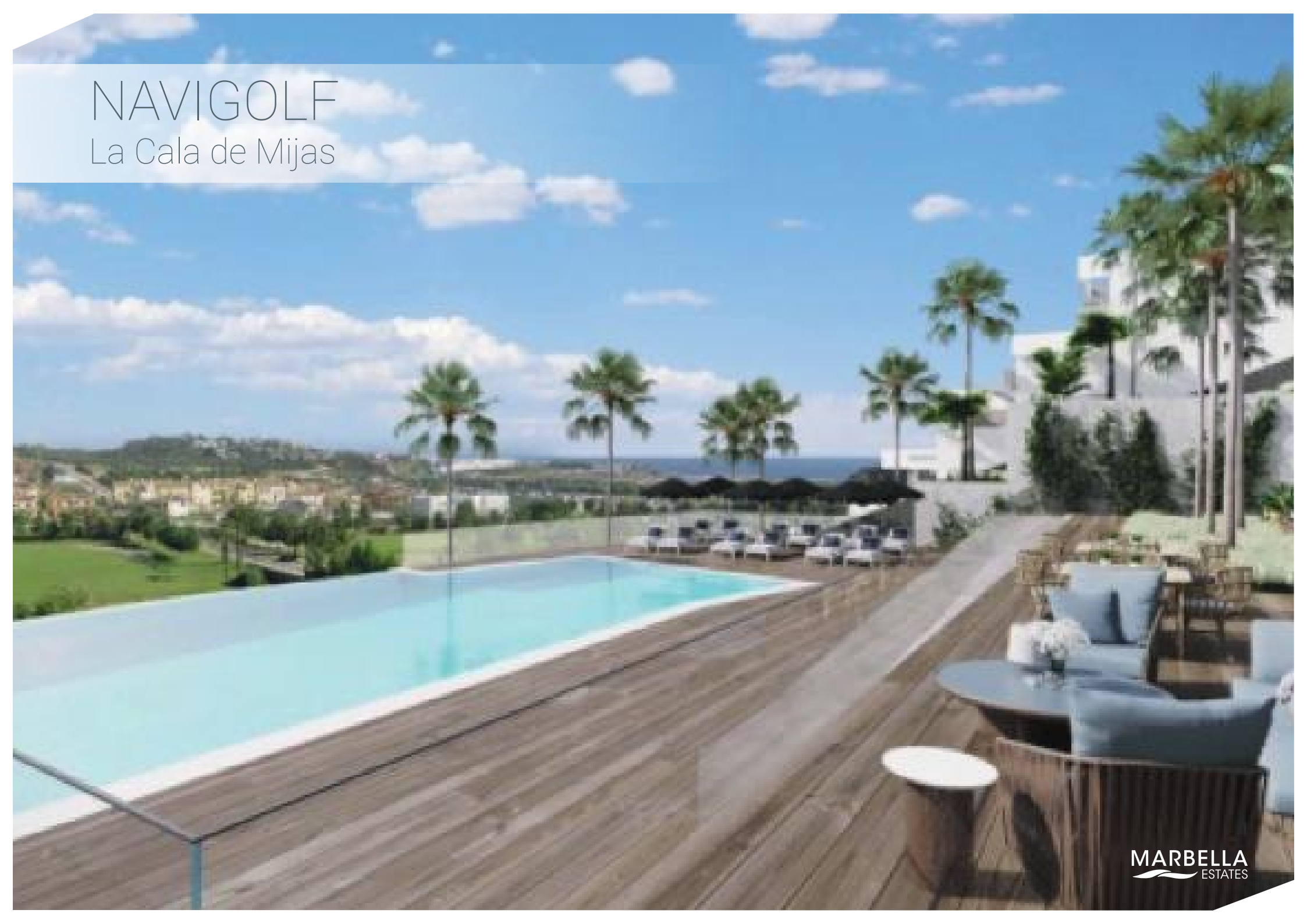
You can choose from various styles of 2 and 3 bedroom apartments, which all come with their own covered parking space and a storage room.

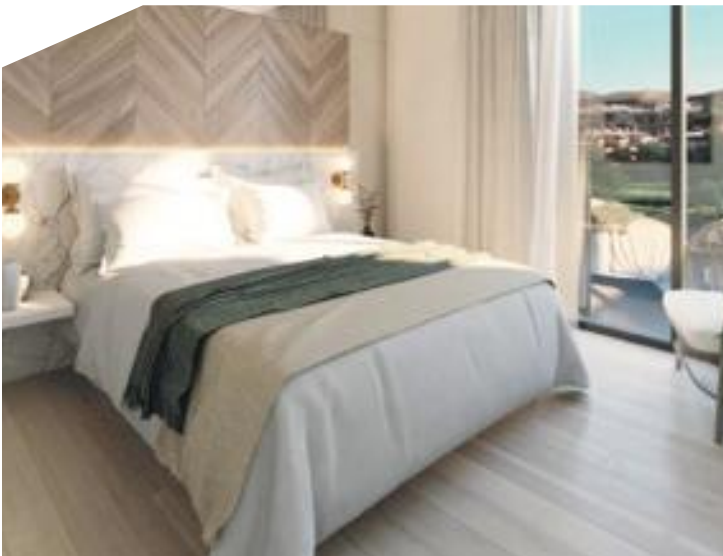
From: €230,000



NAVIGOLF

La Cala de Mijas





NAVIGOLF

La Cala de Mijas

This beautiful residential complex is an idea spot to relax with views over La Noria Golf Course but still within walking distance to the beach and shops – or you can relax around one of the gardens and community pools.

Or spend your afternoons playing tennis or paddle courts, within the complex.

All of the apartments have been designed with great detail, with large windows maximising natural light.

From: €367,000



THE EDGE

Estepona



THE EDGE

Estepona

This unique beachfront Project with almost 10.000 m² with only 70 apartments and the rest will be green and outdoor space to enjoy. The project also boasts various outdoor pools, an indoor spa and a gym, where you can unwind and relax.

The apartments and penthouses will have available two, three and four bedrooms. Also all access to vehicles is underground, to keep in line with the peace and serenity for owners to fully enjoy.

From: €458,000



CATALEYA

New Golden Mile





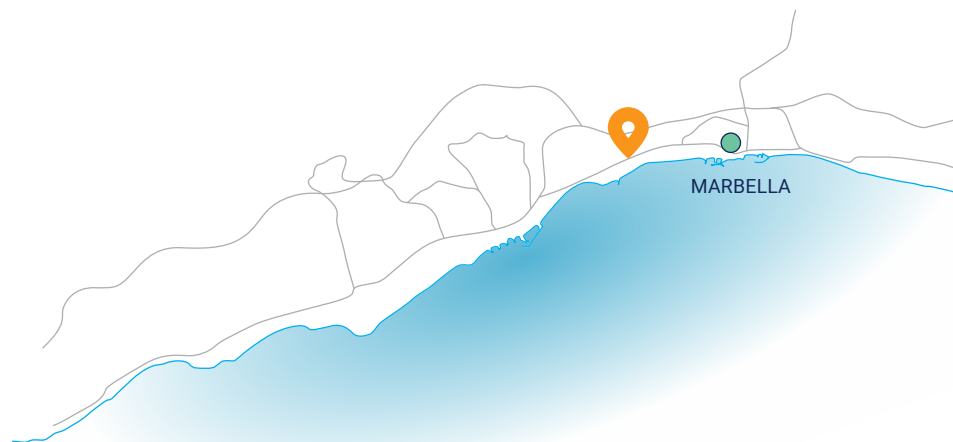
CATALEYA

New Golden Mile

Surrounded by nature, Cataleya is an idyllic place to enjoy tranquillity – however it's also just steps from amenities, restaurants and the beach.

With only 40 apartments, consisting of two and three bedrooms, in phase 1, there is lots of outdoor and recreational areas, leaving a low density and feeling of space.

From: €560,000



9 LIONS RESIDENCES

Nueva Andalucía



9 LIONS RESIDENCES

Nueva Andalucía

9 Lions Residences is situated in the hills above Puerto Banús, consisting of nine bright and spacious apartments.

The communal club house will have many wonderful features, like spa and fitness area, two swimming pools – with another pool on the west side of the grounds.

Nueva Andalucía has a plethora of restaurants, bars, schools and local amenities.

The apartments have panoramic views, partially shaded terraces and are all finished to a very high standard with top brand products.

€670,000



THE ISLAND





THE ISLAND

This fabulous Project in such a wonderful setting captures the essence of nature and serenity. The Island comprises of three, four and five bedroom exclusively designed, luxury townhouses. Each townhouse has a roof terrace with Jacuzzi, pergola, barbecue and underground garage.

The communal areas include an infinity pool, children's pool, a 50 m pool, two chill-out areas, with waterfalls and beach beds, And a fully equipped spa.

From €795,000



VILLAS

Riviera del Sol





VILLAS

Riviera del Sol

This fabulous villa is a perfect blend of modern and contemporary, fused together with a functional distribution. It has been designed to be ecological and low maintenance.

Set on two levels, the villa has double height ceilings in the living room and sea views to both the east and the west, this brings in light throughout the whole day.

A range of fixtures and final touches are offered to personalize and ensure you love your new home.

This home has a large plot and a private pool.

€750,000



VILLAS

Sotogrande





VILLAS

Sotogrande

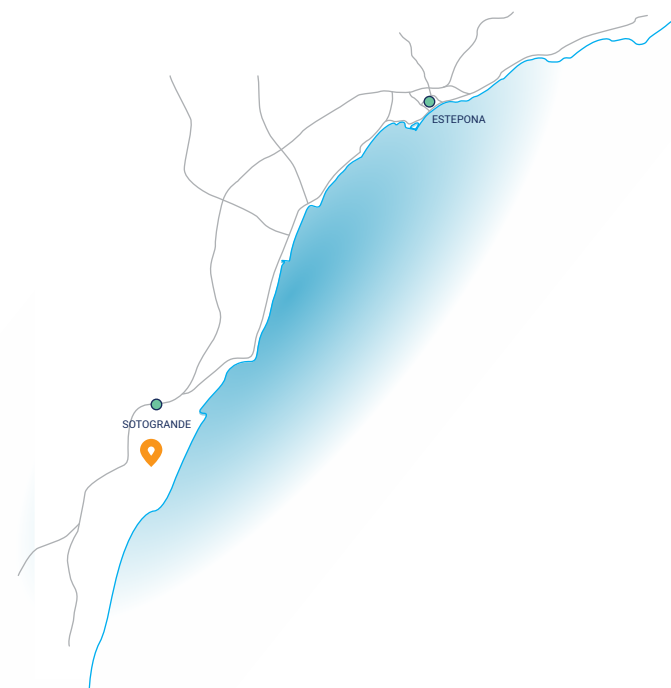
This contemporary styled house has been carefully designed to create continuity between interior and exterior with a diaphanous and open ground floor that merges with the terrace to create a space of peace and harmony. The house has breath-taking views of both the cosmopolitan Sotogrande, Gibraltar and all the way to Africa.

Created with only the best materials, marble and woods, giving the possibility to customize some final details to your taste.

Close by is the beautiful La Duquesa port, which offers many varied restaurants, bars and all amenities – As does Sotogrande port, leaving you spoilt with options.

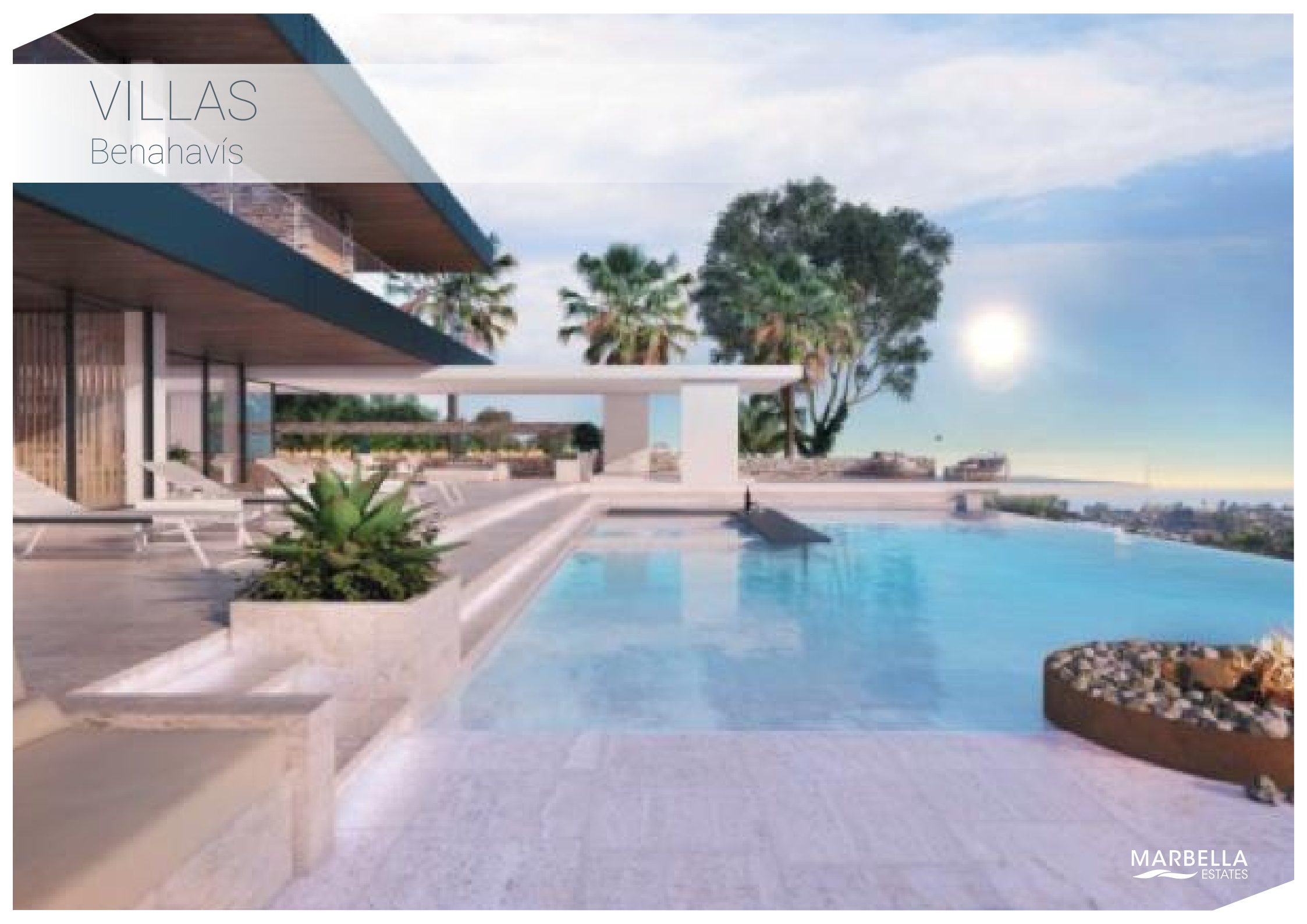
The swimming pool has the capacity for both chlorine and salt water, allowing you to choose your preference.

€590,000



VILLAS

Benahavís





VILLAS

Benahavís

This stunning villa is built on a plot of just less than 1000m², with extensive outdoor space, taking advantage of the awe-inspiring panoramic sea views.

Created with a mix of contemporary and industrial – creating this perfect symphony of styles. The rooms of the villa open to the swimming pool, linking the industrial elements with the environment.

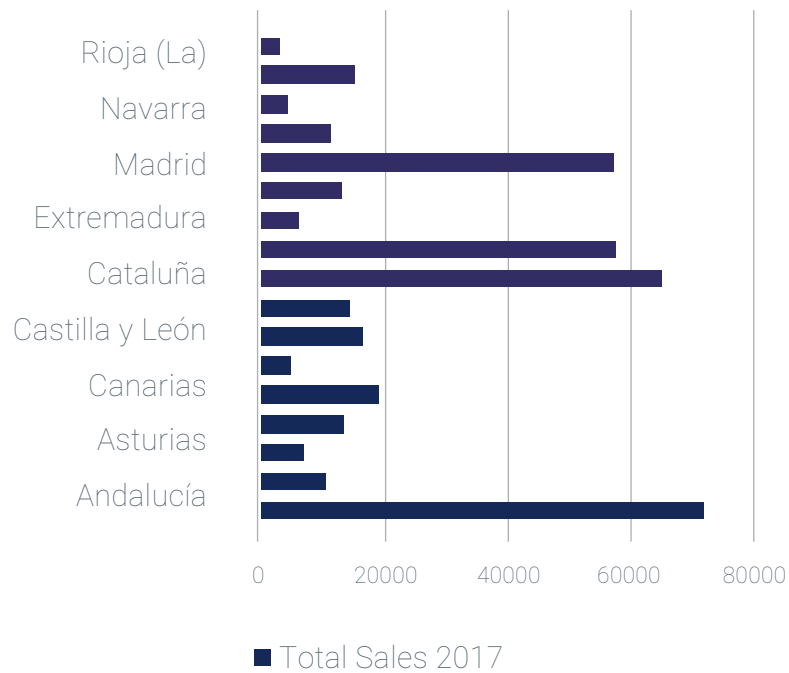
All bedrooms have on suites and the master has a walk-in closet, large sliding glass windows to allow you to enjoy the views throughout all the house.

€1,290,000

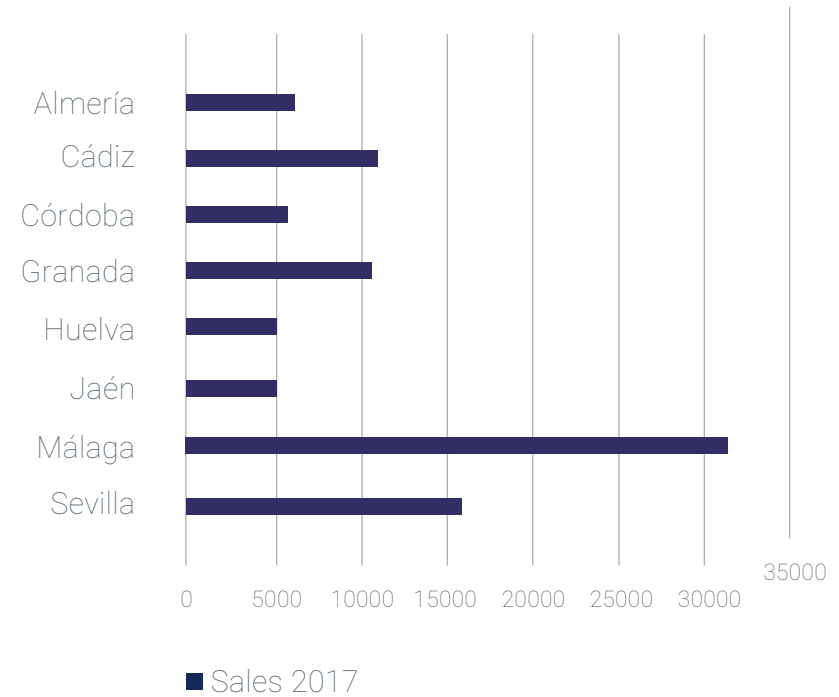


SALES

Sales Spain 2017



Sales by province 2017



In other figures provided by Ministerio de Fomento, by the end of the fourth quarter in 2017, Sales on new build properties was at the highest number in the Málaga province we have seen since the start of 2015.

*Figures provided by Ministerio de Fomento

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