

HAVE YOUR BEST
LIFE

HOMES - COSTA DEL SOL - SPAIN

PROPERTY
MARKET
NEW GOLDEN MILE

YOUR PROPERTY INVESTMENT ASPIRATIONS ARE AS INDIVIDUAL AS YOU ARE

ESTEPONA



**AVERAGE PROPERTY
PRICE PER METRE:**

€3,396

(sold price)

**PRICE GROWTH IN THE
LAST YEAR:**

12.6%

(to January 2024)

**PRICE GROWTH IN THE
LAST FIVE YEARS:**

40%

**RENTAL RATE GROWTH IN
THE LAST YEAR:**

€14.30

(per metre)

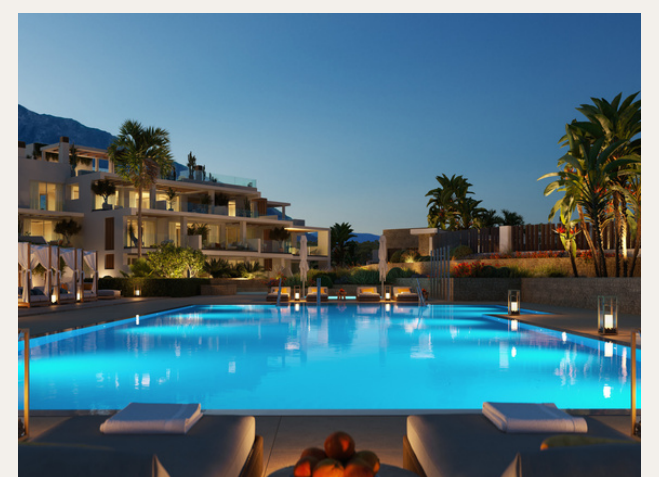
From the beautiful Garden City of Estepona Town to the border of Marbella is the coastal area of Estepona East, incorporating part of The New Golden Mile that extends over 21km's. The eastern beaches and living areas of Estepona of just over 12km's of stunning coastline is our focus in this update.

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Take a brief stroll along this part of the enchanting Costa del Sol, and within a mere 5 minutes, the scenery transforms from opulent beachside villas to hotel resorts and established, as well as new home developments featuring apartments, penthouses, and townhouses.



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Let's decode the property lifestyles in the East of Estepona.

See where the hot spots are, dominated by new developments being built.

Where's best for a beachside villa or a townhouse, apartment in an established living resort.

How do prices compare and how do you help ensure you get the property you want for you and your family.

And for investors, make an informed choice between resales and new builds.

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New Builds

New builds dominate the choice of international buyers and often provide the best investment opportunities. Both here in the East coastline of Estepona and to the west of the town itself, are clusters of new build projects, these two areas are by some margin dominating this sector on the Costa Del Sol.

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New Builds

In the bigger picture, we are witnessing the evolution of the property landscape with global brands like TIERRA VIVA BY LAMBORGHINI making their mark in Benhavis, just above Estepona East, while DOLCE&GABBANA and KARL LAGERFELD lend their names to properties, imparting a touch of luxury to homes on the Costa del Sol.

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New Builds

The latest trends in new developments showcase an understanding of buyers' desires. It's not just brand names, promoters offer resort-style living complete with co-working spaces, beach clubs, gymnasiums, spas, you will even find cycle & walking trails, as well as dog parks in expansive complexes.

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New Builds

Beyond architectural marvels, features such as floor-to-ceiling glass for panoramic sea views, expansive terraces, smart technology, and extended warranties characterize these lock-and-go residences, making them particularly attractive to international buyers.

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New Builds

Perusing the Estepona's Eastern coastline reveals a number of new developments, with realtors presenting over 40 projects on their sites, effectively creating a virtual magazine for exploration.

You will often find that there are two developments on the same street with similar information, yet one will be complete, and the other has yet to commence construction. Examples are Oasis 325 and Capri, as well as Oceana Gardens and Symphony Suites.

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New Builds

For those of you seeking details on availability, types of homes, construction status, & prices, the process can be frustrating, often requiring personal information upfront. We want to take that away, you can view accurate updates on every new development in for each neighbourhood in their section on our website or YT channel.

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Re Sales

In established urbanisations such as El Presidente in the Atalaya-Isdabe area, resales shine in prime positions—next to or on the beach—maintained to the highest standards. Here there are five swimming pools, tennis & padel courts, as well as a golf practice area. And in similar urbanisations, Owners, relishing their enviable locations, tend to hold onto their properties, because of high demand and lucrative holiday rental potential.

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Re Sales

There are always properties for sale of course, just more limiting, knowing the position of the seller's keenness to sell, condition of the home and understanding of the income potential of a property, would allow for you to make an informed decision.

Choosing between new builds and resales boils down to aligning with your needs, the main driver would be timings buying off-plan can be 30 months whereas a resale is typically concluded in 2/3 months, after investment considerations, it may well be understanding the orientation of the property, sunrise and sunset views, proximity to the beach, restaurants, and daily essentials, that factor into the decision process

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Re Sales

At Sandtons, we have comprehensive access to all new developments and resale properties across the Costa del Sol. We diligently update and showcase those we endorse, ensuring you have a real-time view of available options.

Next

Feeling like we can assist you on your journey? Share your vision with our team. Let us explore each location, sourcing properties that seamlessly align with your lifestyle and budget. In doing so, consider your Essential vs. Optional Priorities, identifying what truly matters to you and your loved ones, from scenic beaches to captivating sea views.

In the interim, peruse the information we've curated for you on Eastern Estepona. If you prefer a more hands-on approach, here's our advice...

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Sandtons Advice:

Exercise caution with property offers on portals. Double-check, especially when encountering prices significantly lower than the market average; this may be a tactic to collect your details. Properties may not exist, or they might have been sold long ago without removal from a website.

We recommend engaging with an API certified estate agency, the legal authority for realtors in Spain. In addition, your agent should offer a complimentary comparative market analysis, providing historical, current, and forecasted prices for any property of interest, ensuring optimal value in your purchase.



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An aerial photograph of a coastal town, likely in Spain, featuring a large marina filled with boats in the foreground. The town is built on a hillside, with white buildings and terraces. The background shows rolling hills under a clear sky.

READY TO TALK? WE'RE HERE TO HELP YOU

Are you thinking about making your next property purchase? We're ready to support you through each part of the journey, making buying Spanish property as rewarding as possible, no matter where in the world you are. Contact us today or fill out the contact form below and a member of our specialist team will be in touch.

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