

COSTA DEL SOL

Living Trends, Places & Properties 2025

Marbella's DayTrip Treasures
Explore Nearby

Andalusian Wine Escapes
Sierra de las Nieves Hiking Trails





SCANDINAVIAN
MARBELLA HOMES

PHILIP KRENSLER

Dear Esteemed Readers,

As we welcome you to the 2025 edition of our magazine, I'd like to take a moment to reflect on the year and share a few insights from our journey at Scandinavian Marbella Homes.

This year, we've seen firsthand how inflation has impacted the real estate landscape, especially for middle-class buyers who are finding it increasingly challenging to access the housing market. Despite these economic pressures, the luxury segment continues to show resilience and strength. New developments of high-end villas and premium apartments are flourishing, tailored to meet the expectations of discerning clients who seek not just a home, but a lifestyle of distinction.

At SMH, we remain fully committed to guiding our clients with expertise and integrity. Whether through our real estate services or our in-house legal counsel, we are here to support you at every stage of your journey towards owning your dream property on the Costa del Sol.



Within the pages of this magazine, we hope you'll find inspiration, valuable insights, and a deeper understanding of why the Costa del Sol continues to thrive as one of Europe's most desirable destinations to live and invest in. Its vibrant culture, exceptional quality of life, and enduring charm continue to attract individuals and families from all over the world.

Thank you for your trust in us, and we look forward to being part of your story.

Warm regards,
Philip Krensler

Director, Scandinavian Marbella Homes



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COSTA DEL SOL IN 2025

The Costa del Sol has firmly established itself in 2025 as one of Europe's most attractive destinations for both living and investing. With modern infrastructure, a growing cultural and culinary scene, and over 300 days of sunshine per year, the region continues to capture the attention of international buyers.

Investment Trends:

The real estate market maintains an upward trajectory, especially in luxury properties, holiday apartments, and sustainable homes. Areas such as Marbella, Benahavís, and Mijas Costa continue to stand out due to high demand, profitability, and appreciation. Nordic, British, and German investors remain the most active international buyers.

Lifestyle:

The Mediterranean lifestyle remains a major draw. Connection with nature, outdoor living, sports activities, and healthy gastronomy are integral to daily life. In addition, new coworking spaces, private clinics, and international schools are raising the standard of living for foreign residents.

Key Figures for 2025:

- 8% increase in average price per square meter compared to 2024.
- 12% growth in transactions by foreign buyers.
- Rise in luxury developments with A-grade energy certification.
- New flight routes from Scandinavia, Germany, and the UK.

In 2025, the Costa del Sol is not just a sunny retreat—it's a smart investment opportunity and a vibrant, international, and healthy lifestyle choice.



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EXPLORATIONS & GETAWAYS

Hiking in Sierra de las Nieves

White Villages Route

Day Trip Experiences from Marbella

EXPLORE THE NATURAL SPLENDOR OF SIERRA DE LAS NIEVES: HIKING TRAILS NEAR MARBELLA

Nestled in the heart of the province of Málaga lies the Sierra de las Nieves, a true paradise of contrasts. Declared a Natural Park in 1989 and a Biosphere Reserve by UNESCO in 1995, it extends over 20,132 hectares.

The Sierra de las Nieves Biosphere Reserve and National Park is a natural wonder just a stone's throw away from the vibrant Costa del Sol, a short drive from Marbella, and close to cities like Málaga and Ronda. Spanning the municipalities of El Burgo, Istán,



Monda, Parauta, Ronda, Tolox, and Yunquera, this humanized natural space exemplifies harmony between humans and nature.

Every season is the perfect time to explore Sierra de las Nieves, with each bringing its own colors, scents, and sensations. Here, a model of "ecological cultural" tourism has flourished, offering nature enthusiasts, adventurers, and culture lovers a myriad of activities and unforgettable experiences. From canyoning and ethnographic routes to kayaking, horseback riding, hiking, and agrotourism, there's something for everyone.

Natural springs, like the sulfuric baths of Tolox, add to the scenic beauty of the region, which boasts the world's largest outcrop of peridotites. These rocks, rich in iron, magnesium, and heavy metals, give rise to the vibrant green, brown, and reddish hues.

Don't hesitate to explore Sierra de las Nieves and immerse yourself in the magic of the Biosphere!



Hiking Routes

Embarking on hiking routes is undoubtedly the finest way to immerse yourself in the stunning landscapes of Sierra de las Nieves. Whether you're a seasoned trekker seeking a challenge or a leisurely stroller in search of picturesque vistas, there's a trail suited to every preference and skill level. On the [official website of Sierra de las Nieves](#), you'll discover a treasure trove of maps detailing both linear and circular routes originating from Alozaina, Casarabonela, El Burgo, Guaro, Istan, Monda, Ojen, Tolox, and Yunquera. Prepare to be captivated by the natural wonders and scenic beauty awaiting you along these unforgettable paths.

After thorough exploration, we handpicked the most captivating routes, perfect for a day of adventure:

- **Monda–Cerro Gordo:** It's a circular route of 8,5 km, starting in Monda, of low difficulty, taking approximately 4 hours to complete.
- **Camino de la Dehesa Fuente de los Hornaos:** It is a circular route of 12,4 km that starts in Casarabonela. It will take you 4 hours to complete this route.



Fauna and Flora

When it comes to plant life, the Spanish fir steals the spotlight, representing a botanical marvel exclusive to the mountains of Cadiz and Málaga. The Las Escaleretas natural monument in Parauta stands as a prime example of its majesty. Additionally, the landscape boasts groves of holm and cork oak, meandering streams, riverside forests, and more.

As for wildlife, the mountain goat takes center stage as the park's most iconic inhabitant. Bird enthusiasts will delight in the park's diverse avian population, with approximately 150 species calling it home. Among them are majestic birds of prey like the golden eagle, the peregrine falcon, and the eagle owl. The park also hosts species unique to its environment, including the freshwater blenny, native crayfish, and various bat species.



- **Puerto Martínez Dehesa-Alcaparaín:** Another circular route that starts in Casarabonela, spanning 21,8 kilometers, perfect for a leisurely adventure with an estimated duration of 3 hours and 30 minutes.
- **El Burgo Puerto de la Mujer:** Explore a gently undulating mountainous terrain on limestone soils along this picturesque linear route. Spanning 6 kilometers and taking about 2 hours to complete, it offers a medium level of difficulty, perfect for adventurers seeking a moderate challenge.
- **El Burgo Espinazo del Perro:** Explore this challenging circular mountain bike route spanning 24,2 km, with an estimated duration of 3 hours and 30 minutes. Rated as medium to high difficulty, this trail entails significant elevation changes. It winds through private estates, emphasizing the importance of respecting property boundaries along the way.
- **Yunquera Nacimiento de río Grande:** Traversing through picturesque landscapes, this linear route stretches over 4,4 kilometers, lasting about an hour in one direction. With its low difficulty level, it's suitable for all skill levels of hikers. As you embark on this path, you will be passing through private estates, remember the significance of honoring

property boundaries throughout your adventure.

- **Puerto Saucillo Puerto Bellina:** Explore this circular route covering 4,2 kilometers, with an estimated duration of 1,5 hours and a low difficulty level. Traverse gentle mountain terrain, with much of the journey winding through fragrant fir forests.
- **Caucón Tajo de la Caína:** This circular route spans 4,2 kilometers and typically takes around 1 hour and 50 minutes to complete. With a medium difficulty level, it offers an immersive experience amidst the stunning natural surroundings of the fir tree forest.

Monda – Cerro Gordo Hiking Trail

Embark on an adventure along the Monda – Cerro Gordo route, a trail we've personally explored and can't recommend enough. We selected this route for its circular path, conveniently starting in Monda, a mere 30-minute drive from Marbella.

It is a circular trail spanning 8,5 kilometers



Monda

This route is an amazing opportunity to visit Monda, a charming village nestled in the Sierra de las Nieves. With its whitewashed houses, cobblestone streets, and stunning views, Monda offers a taste of traditional Andalusian life.

Monda boasts its own Castle (Castillo de Monda), constructed on the remnants of "Al-Mundat," an Arab fortress dating back to the 9th century. A portion of the original tower remains intact, along with sections of the foundations scattered throughout the interior. Today, the castle has been transformed into a hotel, offering visitors a unique and historical lodging experience.

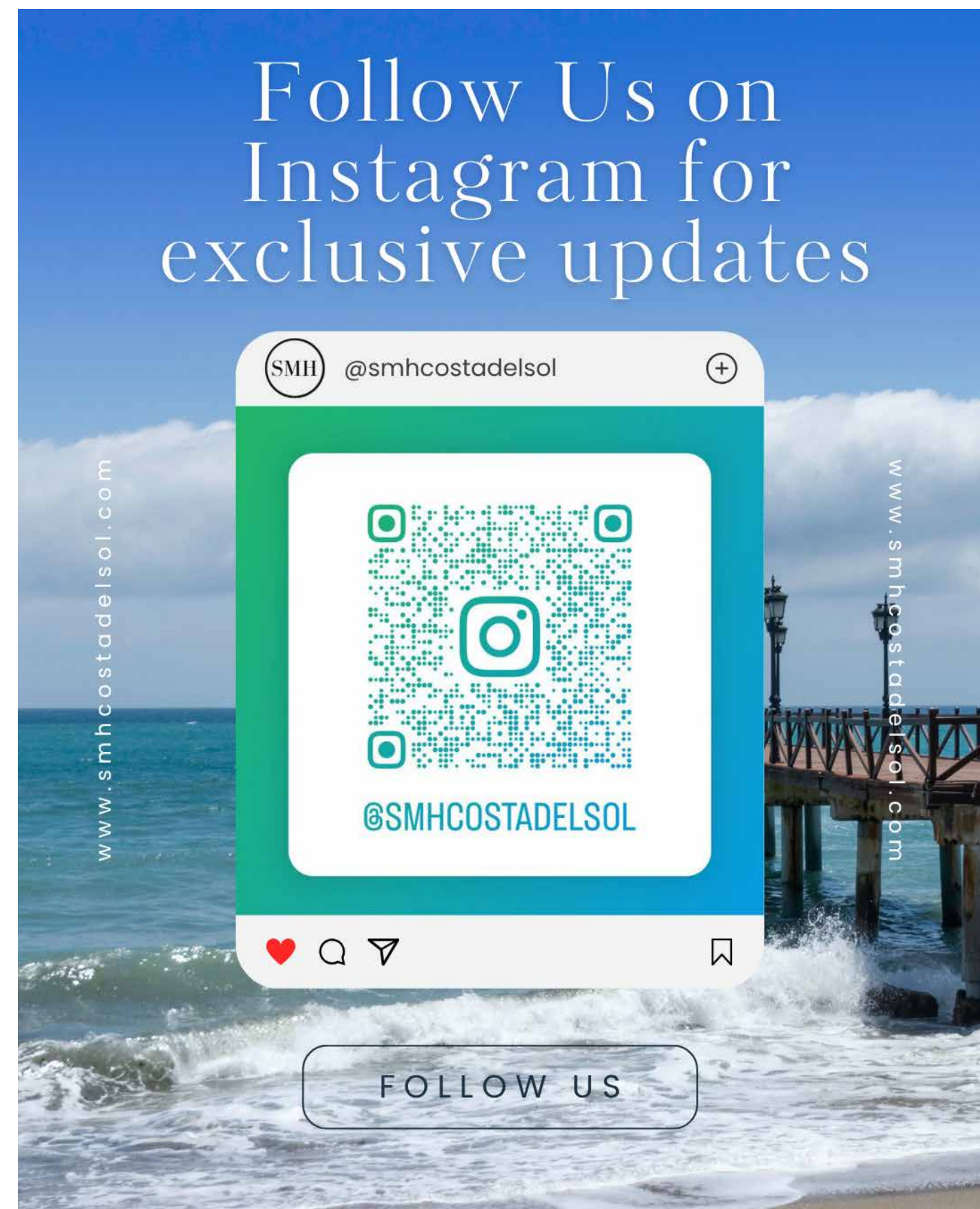
In Monda, the heart of the town lies in its central village square, known as "Plaza de la Ermita." Here, you'll find the Lavadero de la Jaula, a historic town fountain and covered public laundry area, which dates back to the 16th century. Once a bustling hub for social interaction, it now stands as a testament to Monda's rich cultural heritage and community spirit.

Make sure to visit Café Bar Luna, located centrally next to the Lavadero de la Jaula, a traditional café-bar in Monda. Here, you can enjoy tapas, drinks, and a fantastic atmosphere. Don't miss out on their excellent terrace, enjoying traditional Spanish dishes with a glass of cold beer or wine.

and taking approximately 3 hours and 50 minutes to complete. This low-difficulty itinerary guides you through the lush forest enclave of Cerro Gordo, characterized by a dense grove of Aleppo pines, which were replanted in the 1960s. Previously, the area was abundant with holm oaks, cork oaks, and wild olive trees, harvested for timber, cork, and charcoal for centuries.

However, we must advise you of a few things: while the majority of the route follows roads, there are sections where the signage (white and yellow stripes) is lacking, so we recommend downloading an app like Wikiloc for navigation assistance. Additionally, there's a portion where you'll traverse a rocky dry river channel, which may pose challenges for children and seniors. Be sure to wear long pants to protect against prickly plants in this area.

With these precautions in mind, prepare for a memorable hiking experience amidst the stunning scenery of Monda – Cerro Gordo.





DAY-TRIP DELIGHTS: EXPLORING MARBELLA'S SURROUNDINGS

Enchanting Castellar De La Frontera: Andalusia's Most Beautiful Gem

Nestled in the heart of Andalusia, Castellar de la Frontera beckons with its timeless charm, captivating history, and breathtaking landscapes. Renowned as one of the most beautiful towns in Andalusia, this hidden gem invites you to embark on a journey through its ancient streets, where tales of the past intertwine seamlessly with the vibrancy of the present.

Old Village: A Glimpse into the Past

As you wander through the cobbled streets of the Old Village, enclosed within a medieval fortress, you'll find yourself transported through the ages. Discover the remnants of Paleolithic and Neolithic settlements, the imposing Lascutana Tower built by the Iberians, and the strategic stronghold erected by the Muslims during their rule.

The village's rich history is etched in every stone, from its Roman colonization to the eventual Christian reconquest in 1434. Explore the echoes of battles between Castillians and Muslims, and witness the resilience of a community that has thrived against all odds.

New Village

In 1971, the New Village of Castellar emerged, a modern marvel just eight kilometers from its ancient counterpart. Designed with wide avenues, lush green spaces, and modern amenities, the New Village offers a stark contrast to the historical charm of the Old Village. Immerse yourself in the dynamic energy of this modern settlement, where residents have found the perfect blend of tradition and progress.



Almoraima: A Historical Oasis

Adjacent to the railway station lies Almoraima, an area that adds another layer to Castellar's narrative. Home to a Muslim beacon tower, a 17th-century monastery, and the economic hub of "Empresa Corchera Almoraima," this locale is a testament to the town's diverse heritage. As you explore the streets, you'll encounter a fascinating blend of history and modernity.

Beyond History: Attractions and Activities

Castellar de la Frontera is not just a destination for history enthusiasts; it's a haven for nature lovers and adventure seekers. The picturesque landscapes surrounding the town invite hikers to explore the Sierra de Grazalema Natural Park, offering breathtaking views of the Andalusian countryside.

For a more relaxed experience, stroll through the charming streets, adorned with white-washed houses and vibrant flowers. Visit local cafes and taste the authentic flavors of Andalusian cuisine, known for its rich tapestry of flavors.



Uncover the Magic of Castellar

As you plan your trip to Andalusia, Castellar de la Frontera promises an unforgettable experience. Embrace the magic of its history, revel in the modern elegance of the New Village, and explore the hidden gems of Almoraima. With its captivating beauty and diverse attractions, Castellar invites you to write your own chapter in its storied history. Come and be enchanted by one of Andalusia's most beautiful towns!



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A DAY TRIP TO REMEMBER: EXPLORING RONDA FROM MARBELLA

Embark on an unforgettable journey from Marbella to Ronda, where history, culture, and stunning landscapes await. Here's your ultimate guide to making the most of your visit:

Transportation Options

Whether you prefer the convenience of a guided tour or the flexibility of driving yourself, several transportation options are available. From Marbella, you can embark on a scenic drive via the A-397, where by car, it will take around 1 hour and 10 minutes to reach Ronda. This picturesque route winds through the stunning landscapes of the Andalusian countryside, offering travelers a delightful journey with captivating views along the way. Also, you can choose a guided bus tour for a hassle-free experience.

Best Way to Reach Ronda

Consider both convenience and cost when choosing your transportation method. While driving offers flexibility, guided tours provide insightful commentary and eliminate the stress of navigating unfamiliar roads.

Must-Visit Attractions

Ronda is renowned for its iconic Puente Nuevo bridge, offering breathtaking views of the El Tajo gorge. Don't miss the historic bullring, Casa del Rey Moro, and the charming old town's narrow streets and whitewashed buildings.



Recommended Dining

Indulge in authentic Spanish cuisine at one of Ronda's traditional restaurants or cafes, such as KÜ-TRAL, El PATIO, Las Maravillas, Tragatá, and Abades. Sample local specialties like tapas, gazpacho, and Iberian ham while savoring the town's vibrant culinary scene.

Popular Activities

Explore Ronda's rich heritage with guided walking tours, visit local wineries for wine tasting, or embark on a scenic hike along the surrounding countryside trails. Be sure to experience a flamenco show for a taste of Andalusian culture.

Weather in Ronda

Ronda enjoys a Mediterranean climate with hot summers and mild winters. Check the weather forecast before your visit and dress accordingly, especially if you plan to explore outdoor attractions.

Local Advice

To avoid crowds, consider visiting Ronda during the quieter weekdays or early mornings. Plan your itinerary in advance to make the most of your time and prioritize must-see attractions.

Scenic Routes and Viewpoints

Take advantage of the picturesque journey between Marbella and Ronda by stopping at scenic viewpoints along the way. Capture stunning photos of the Andalusian countryside and mountainous landscapes from viewpoints such as Mirador Málaga, Mirador de Benahavís, Mirador Monte Oceano, and Mirador de Igualeja. These vantage points offer breathtaking panoramas that showcase the beauty of the region, providing memorable moments during your drive to Ronda.

Embark on a memorable day trip from Marbella to Ronda, where every corner reveals a new adventure and a glimpse into Spain's captivating history and culture.

GASTRONOMY & WINE

**Wineries, Local Markets &
Recommended
Restaurants**

EXPLORING ANDALUSIA'S RICH WINE HERITAGE: A JOURNEY THROUGH CULTURE, TRADITION, AND TERROIR

The tradition of winemaking in Andalusia spans centuries, with the region renowned world-wide for its prestigious wines. This tradition flourished, particularly during the 16th and 17th centuries, thanks to the growth in maritime trade.

Andalusia's unique combination of topography, geology, and climate makes it an ideal environment for vine cultivation. The Mediterranean climate, with its mild temperatures, long hours of sunshine, and minimal frosts, alongside varying altitudes and maturation techniques, produces wines of exceptional quality and diversity.

Today, more than 70% of Andalusian vineyards fall under one of six Denominations of Origin, ensuring the highest standards of production. These include Condado de Huelva, Jerez-Xérès-Sherry, Málaga, Manzanilla de Sanlúcar, Montilla-Moriles, and Sierras de Málaga.

During the annual grape harvest, typically from late August to early September, vineyards come alive with activity as workers carefully pick the ripe fruit for pressing. This meticulous process ensures the freshness and quality of the grapes, essential for producing fine wines.





In addition to its renowned wines, Andalusia boasts a rich cultural heritage surrounding winemaking. The region is home to numerous bodegas, specialized museums, and traditional fiestas, all celebrating the art and history of winemaking. Visitors can explore wine routes that traverse picturesque landscapes, sampling local gastronomy and experiencing the rich tapestry of Andalusian wine culture.

Over the centuries, wine producers in Andalusia have adapted their buildings to create an equilibrium between functionality and aesthetics. Bodegas feature high ceilings, thick walls, and sandy soil floors, maintaining ideal temperatures and humidity for wine maturation. In coastal areas like Jerez, bodegas benefit from sea breezes and oceanic winds, further enhancing wine quality.

Andalusia's Wine Routes combine oenological, cultural, historical, and gastronomic experiences, showcasing the region's rich heritage. Whether traversing the Condado de Huelva, Sherry and Jerez Brandy, Montilla-Moriles, or Costa del Sol routes, visitors are treated to a journey through picturesque landscapes, historic landmarks, and renowned wineries.

The region's festive calendar is brimming with

wine-related events, particularly during the harvest season in September. From traditional grape stomping festivities to wine tastings and cultural celebrations, there's no shortage of opportunities to experience Andalusia's wine culture first-hand.

Andalusia is also home to several wine museums, offering insight into the history, art, and craftsmanship of winemaking. From the Misterio de Jerez Wine Museum in Jerez to Malaga's Wine Museum and the Toro Albalá Bodegas Museum in Aguilár de la Frontera, these institutions showcase the rich tapestry of Andalusia's wine-making heritage.

In summary, Andalusia's long-standing tradition of winemaking, coupled with its diverse terroir and rich cultural heritage, make it a captivating destination for wine enthusiasts and cultural adventurers alike.



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CORTIJO LOS AGUILARES WINERY: A JOURNEY THROUGH THE SERRANÍA DE RONDA

Nestled amidst the majestic Sierra de las Nieves, Cortijo Los Aguilares Winery stands as a testament to the harmonious fusion of tradition and innovation in winemaking. Here, in the southernmost wine region of Europe, the rugged mountains and ancient holm oaks paint a picturesque backdrop for an extraordinary oenological adventure.



A Terroir of Distinction

Perched over 900 meters above sea level, the Serranía de Ronda boasts a unique microclimate shaped by its proximity to the Mediterranean and Atlantic, generous winter rains, and dramatic temperature fluctuations. These environmental nuances infuse the grapes with character, resulting in wines that capture the essence of their terroir.

Crafting Excellence: The Heart of Cortijo Los Aguilares

For nearly two decades, Cortijo Los Aguilares has epitomized a commitment to excellence in winemaking. From meticulously tending to the vines to employing cutting-edge technology in the cellar, every step of the winemaking process is imbued with passion and precision. The result? Wines that embody the essence of Andalusia's rich viticultural heritage while setting new standards of quality and distinction.



Exploring the Estate

Spanning 800 hectares, the Cortijo Los Aguilares Estate is a sanctuary of natural beauty and biodiversity. Amidst the sprawling landscape of century-old holm oaks and verdant vineyards, visitors are invited to embark on a journey of discovery. Whether strolling through the vineyards, enjoying a picnic beneath the shade of ancient trees, or hiking along scenic trails, each moment offers a glimpse into the soul of this enchanting terroir.

An Unforgettable Experience

A visit to Cortijo Los Aguilares is more than a mere tasting—it's an immersive experience that engages the senses and nourishes the soul. Guests have the opportunity to delve into the winery's philosophy, guided by knowledgeable experts who unveil the intricacies of each wine. From curated tastings to bespoke picnics and outdoor adventures, there's something for every preference.

Plan Your Visit

To embark on this extraordinary journey through the world of Cortijo Los Aguilares, simply reach out to Cortijo Los Aguilares to reserve your spot. Unveil the splendor of Cortijo Los Aguilares Winery and embark on a journey through the heart of Andalusian winemaking!





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REVIVING TRADITION, CRAFTING EXCELLENCE: THE STORY OF LA MELONERA WINERY

In the heart of the Serranía de Ronda mountain range, where the Mediterranean sun kisses the land and the Atlantic winds whisper tales of ancient viticulture, lies La Melonera Winery. But La Melonera is more than just a winery; it's a testament to passion, innovation, and the timeless pursuit of excellence in winemaking.



Honoring Heritage, Embracing Innovation

La Melonera's journey begins with a noble mission: to revive the historic varieties lost to the ravages of the phylloxera plague in the late 19th century. With meticulous research and unwavering dedication, La Melonera's team embarked on a quest to rediscover and reintroduce these ancient grapes to the land they once called home. Drawing inspiration from centuries-old traditions and the wisdom of the past, La Melonera embarked on a journey to create wines of unparalleled quality and character.

A Legacy Reborn

In 2003, against the backdrop of a sun-drenched landscape and a sky painted with hues of apricot and gold, La Melonera was born. It was not merely a winery; it was a tribute to a legacy lost and a promise of a future shaped by tradition and innovation. Guided by ancient texts



and tradition. With an altitude range that enhances moisture and temperature differentials, and innovative trellising techniques fostering root competition and optimal foliage, La Melonera's vineyards are a tapestry of complexity and nuance. Here, the grapes thrive, each variety contributing its own distinct flavor profile to the wines crafted with care and precision.

Visit the Winery and Uncover the Secrets

For those seeking to immerse themselves in the rich tapestry of La Melonera's winemaking tradition, a visit to the winery is a must. Explore the vineyards, feel the sun-warmed earth beneath your feet, and breathe in the crisp mountain air. Join guided tours led by knowledgeable experts who will unveil the secrets behind La Melonera's winemaking process, from vine to bottle. Sample the exquisite wines and discover firsthand the passion and dedication that go into every drop. At La Melonera Winery, the journey is as unforgettable as the destination.

and fueled by a passion for excellence, La Melonera embarked on a journey to reclaim its place in the annals of winemaking history.

Living the Dream, Crafting the Future

Today, La Melonera's dream lives on in every bottle of La Encina del Inglés and Payoya Negra wines. Each sip is a testament to the enduring spirit of adventure and the relentless pursuit of perfection. From the ancient Roman city of Acinipo to the sun-soaked hills of the Serranía de Ronda, La Melonera's wines carry with them a legacy of excellence and a promise of a future shaped by tradition, innovation, and the timeless pursuit of the perfect sip.

Variety, Complexity, and Terroir

At La Melonera, diversity is not just embraced; it's celebrated. From vineyards nestled on grasslands to those beyond, from flat terrains to plots of clay soil and limestone, each parcel tells a unique story of terroir



Real Testimonials

FROM OUR HAPPY BUYERS

“Essential support from someone I completely trusted”

“I'm absolutely thrilled with the service I received. Ángel guided and accompanied me throughout the search and purchase process, and his help was truly essential. He's someone you can fully trust. I can only say: THANK YOU. I 100% recommend this agency.”

— **María García**

“A dedicated and attentive team that made all the difference”

“My husband and I are very grateful for the support and attention we received from the SMH team throughout the entire process of finding our future home. Polite, kind, and always attentive to our needs, they played a key role during negotiations. Their dedication and involvement meant the world to us. Thank you SMH – working with you was the right choice!”

— **Agueda Ruiz López**

“A committed and honest approach at all times”

“Highly recommended agency, especially thanks to Ángel's work. His close, honest, and committed service stood out from the beginning. I'm very satisfied with the entire experience. Thank you for everything!”

— **Alejandra Doroteo Lobato**

“Answered every question with professionalism”

“Very good agency. Ángel was very helpful and didn't leave any question unanswered. I totally recommend them!”

— **Muhammad Ghandour**



Málaga

Marbella

CAMPANILLAS

PUERTO DE LA TORRE

CDAD. JARDÍN

MÁLAGA-ESTE

EL PALO

CARRETERA DE CÁDIZ

AEROPUERTO

CHURRIANA

Pinos de Alhaurín

Alhaurín el Grande

Urb. Sierra Gorda

Villafranco de Guadalhorce

Casapalma

Cártama

Estación de Cártama

Torremolinos

Benalmádena

TORREQUEBRADA

Mijas

Fuengirola

LA MAIRENA

Ojén

Montua

Benahavís

San Pedro Alcántara

El Paraíso

Cancelada

URB. CERRADO DE ELVIRIA

Calahonda

La Cala de Mijas

El Faro

PROPERTIES FOR SALE



MARBELLA

Marbella is situated on the western side of the Costa del Sol. A 45-minute drive to Malaga airport, and with good access to Estepona in the east and Fuengirola and Malaga in the west, using both the N340 coast road and toll road.

Known as a five-star destination, Marbella town attracts visitors from all over the world who come to enjoy the beautiful beaches, boutique shopping in the old town, and Michelin star fine dining,

However, Marbella is much more than just a luxury holiday resort. Step away from the main tourist areas and you find a working town with a wonderful mix of Spanish and international residents enjoying the perfect Mediterranean lifestyle.

The main thoroughfare, Avenida Ricardo Soriano, runs from the centre of Marbella out to the west, leading onto the prestigious Golden Mile. Along the avenue there are many shops and restaurants, and traditional apartment blocks, which make for a better priced apartment investment in Marbella.

On the beachside of Avenida Ricardo Soriano, residents and visitors stroll through the Parque Alameda, which leads down to the beach. Here you can enjoy Salvador Dali sculptures and pretty water features, and pop in to visit our Scandinavian Marbella Homes office!

The beachfront itself is a happy mix of restaurants, bars and ice cream parlours, intermingled with apartment blocks that cater for both long-term residents and holidaymakers. Early morning and sunset you will find Marbellís (residents) walking along the paseo marítimo, en-

joying the fresh sea air and atmosphere. Heading west the streets open out into wide avenues, where Marbella's luxury apartment complexes can be found. This is a more peaceful side of Marbella where there are fewer commercial establishments and a more residential feel.

Most visitors associate the beautiful old town (casco antiguo) with great shopping and dining out, however, lose yourself in some of the town's cobbled streets, and you'll find typical whitewashed townhouses, which are highly sought-after as second residences and Airbnb investments.

Tourists to Marbella will generally only see these neighbourhoods, but there are many more facets to the town. Behind and around the old town, there are various residential areas, including Miraflores, Calvario, Huerto Belón and Divina Pastora. These offer a mix of villas, apartments and townhouses, all with a more authentic Spanish feel and all with the luxury of being able to walk into Marbella centre.

If you are relocating with your family, you will find lots of school choices, both private and public, plus sports facilities and clubs. Retirees will enjoy the luxury of having everything on their doorstep, and investors are guaranteed a healthy income on both short and long-term lets.

And with visitors coming from across the globe to visit the five-star resort of Marbella, it's no surprise that it's one of the most desired property investment locations on the Costa del Sol.

Explore this area. Scan to watch our video guide!



MARBELLA

Region: Los Monteros

PRICE: € 3,950,000

Luxury Villa in the Prestigious Area of Los Monteros Playa

Located just 60 meters from the beach in Los Monteros Playa and less than a 2-minute walk from the exclusive 5-star La Cabane beach club, this spacious private villa offers an unparalleled location in the most

5 Bedrooms

6 Bathrooms

390 m2

sought-after urbanization on the east side of Marbella, with 24-hour security. Only a 5-minute drive from both Marbella and Elviria, this property is the perfect retreat for those seeking luxury and comfort.

This villa is perfect for large families seeking total privacy just steps away from one of the best sandy beaches on the Costa del Sol. The combination of its prime location, spacious areas, and luxury amenities makes this property an unmatched choice for an unforgettable vacation.

Ref. 4794631



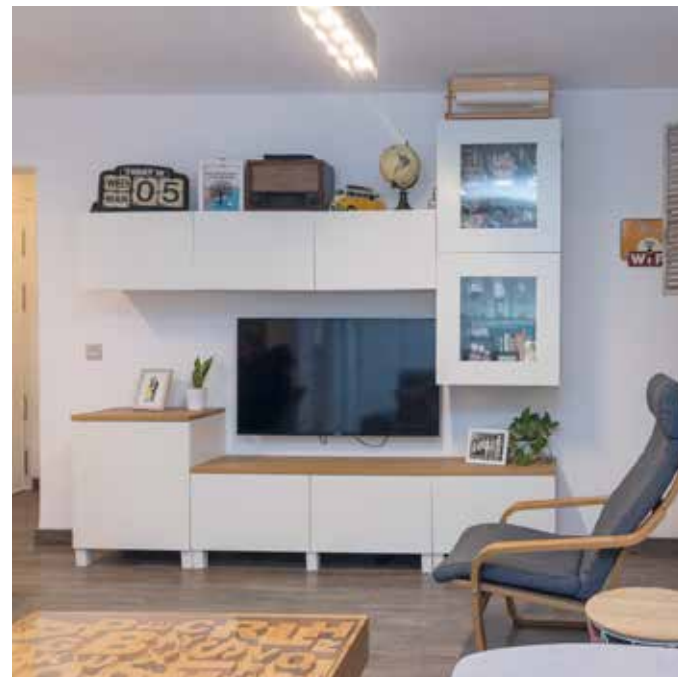


ing natural light and relaxing outdoors. Additionally, it has an awning for added privacy. The independent, modern kitchen is fully equipped with all the necessary appliances for daily use.

The master bedroom offers a comfortable and private space with its own renovated bathroom. The other two bedrooms share a second bathroom, making it ideal for families or guests.

Its location is unbeatable: just a few meters from the beach and Parque de la Constitución, with supermarkets, restaurants, pharmacies, and public transport nearby. A perfect place to enjoy everything Marbella has to offer

Ref. 4978894



MARBELLA

Region: Marbella

PRICE: € 415,000

We present this cozy 3-bedroom, 2-bathroom apartment, fully renovated, in the heart of Marbella. A perfect home for those seeking comfort and style in one of the most sought-after areas of the Costa del Sol.

It features a spacious living room that opens onto an east-facing terrace, ideal for enjoy-

3 Bedrooms

2 Bathrooms

86 m2



way, and a spacious living room for relaxation, with access to a large terrace.

Highlighted by its exceptional qualities and impeccable condition, easy-to-maintain and durable porcelain stoneware flooring. Aluminum windows with double glazing ensure thermal and acoustic insulation, built-in wardrobes for organized storage, and a useful laundry area to keep all your belongings organized, as well as an armored door that guarantees your safety.

The apartment is very bright and has an elevator and a spacious and well-located underground parking space included.

Ref. 4897105



MARBELLA

Region: Marbella

PRICE: € 515,000

This exclusive 100 m² apartment offers a comfortable and sophisticated lifestyle with a privileged location near the beach, in the heart of Marbella, and with all essential transport and shopping services nearby.

It consists of two bedrooms, two full bathrooms, a fully equipped kitchen, a cozy hall-

2 Bedrooms

2 Bathrooms

90 m2



MARBELLA

Region: Marbella

PRICE: € 875,000

Spacious Penthouse in the Heart of Marbella!

This is your chance to live in the center of Marbella, with all the space and comfort you need!

This 212 m² penthouse features a large south-facing terrace, perfect for enjoying the Mediterranean climate year-round. The

penthouse also includes 2 parking spaces and 2 storage rooms, giving you all the extra space you need.

4 spacious bedrooms with built-in wardrobes. 4 full bathrooms, ideal for families. A bright living room, perfect for relaxing or entertaining. Independent fully-equipped kitchen, designed for cooking enthusiasts. Direct access via elevator for added convenience

Located in a charming, older building in the heart of Marbella, this penthouse is just steps away from shops, restaurants, and the beach. A real opportunity in the city center!

Ref. 4890019



4 Bedrooms

3 Bathrooms

212 m²



MARBELLA

Region: Marbella

PRICE: € 595,000

Fantastic villa next to the beach in Costabella Marbella.

The property is located a couple of minutes walk from the best beaches of Las Chapas and Costabella. The house is divided into 2 floors; 1 private garden, 1 swimming pool, 1 laundry room, 1 private garage for 2 cars.

The first floor consists of 1 living room with

open kitchen, 1 large bedroom with wardrobes, 1 bathroom, fireplace and another very spacious bedroom. From one of the bedrooms there is direct access to a porch and the pool. The 2nd floor is very spacious and is divided into 2 open terraces with beautiful views over the urbanization with capacity for outdoor furniture and 1 bedroom with bathroom. Right next to the pool we can even access 1 guest bedroom.

The gardens are very beautiful and we can find some fruit trees or why not, enjoy an outdoor barbecue with friends. It is an excellent investment due to its great location, so it can even be converted into a modern villa.

Ref. 4348621



4 Bedrooms

3 Bathrooms

169 m²



MARBELLA

Region: Marbella

PRICE: € 1,540,000

Elegant villa, with 6 bedrooms (two with en-suite bathroom, with jacuzzi and another with use of a spacious office-study) and 3 bathrooms, terraces and porches. It is set on a 992 m2 plot surrounded by garden areas and a 66 m2 pool. Every corner of this villa has been carefully designed to offer a luxurious and welcoming atmosphere.

6 Bedrooms

3 Bathrooms

437 m2

Terrace - Solarium: with two areas to the east and west, of 23.64 m2 and 19.81 m2, joined by a balcony of 9.04 m2. Total 52.48 m2. Sea and mountain views. Solar hot water installation. Central air conditioning installation. Total useful area of the Villa: 333.26 m2. Total built area of the Villa: 412.31 m2 (without terraces).

Total built area with porches and terraces: 570.56 m2.

Located just 5 minutes from the beach, La Cañada shopping center and the center of Marbella, close to schools, nurseries, pharmacy, restaurant, supermarkets, paddle tennis club and bus station, with easy direct access to the highway.

Ref. 4926541



MARBELLA

Region: Hacienda Las Chapas

PRICE: € 1,880,000

Beautiful Villa located in Hacienda las Chapas Marbella, the Villa is located on a plot of 1400 meters, and it consists of 600 meters built, upon entering it we find its private pool and a barbecue area, private garage for two vehicles and storage room.

Upon entering the house we find a hall, two large living rooms, one a dining room and the

other a luxurious living room with a fireplace and marble columns.

Also on the ground floor is the fully equipped kitchen and two bedrooms with en-suite bathrooms.

On the upper floor 4 bedrooms with 3 full bathrooms and a small winter garden.

In the basement, 2 bedrooms, both with independent bathrooms, a Spa and a Gym room.

Outside the house, two more apartments with an independent bathroom, ideal for renting as a vacation rental.

The entire house has marble floors, the bathroom coverings are also made of marble, which makes it a Luxury Villa.

Ref. 4245532



10 Bedrooms

7.5 Bathrooms

600 m2



2 kitchens, sauna and gym area, laundry and ironing room, garage for 2 cars,...

On the ground floor there is an area enabled as an independent dwelling.

Terrace with views of the city and the sea.

Plot with garden and pool.

The most remarkable thing about this property is its price and its location in the center of the city but at the same time in a very quiet street.

MARBELLA

Region: Marbella

PRICE: € 1,855,000

Villa in the center of Marbella, a few meters from Ricardo Soriano and the historic center of Marbella.

THE VILLA WAS BUILT IN THE 1980'S AND HAS GREAT POTENTIAL TO BECOME A LUXURY VILLA OR SMALL BOUTIQUE HOTEL IN THE CENTER OF MARBELLA.

The house has 8 bedrooms, 7 bathrooms,



Ref. 4074718

8 Bedrooms

7 Bathrooms

577 m2



ALTOS DE LOS MONTEROS

Region: Marbella

PRICE: € 430,000

Charming and bright two-bedroom apartment located in an exclusive residential complex with luxurious details. The apartment features an entrance hall that connects to an open kitchen and a spacious living room with two large windows offering sea views. It also has direct access to the terrace.

The apartment's bedrooms are adjacent to a terrace and garden. The guest bedroom has two beds, a built-in wardrobe, and a guest bathroom with a shower in the hallway. The master bedroom has a full en-suite bathroom, which includes a shower and a whirlpool tub. The residential complex offers 24-hour security services and features three pools located in different areas. One area has a conventional pool, while another has a heated pool complemented by a gym. Additionally, there are separate changing rooms for men and women, saunas, a massage room, and a playroom for children. In another part of the complex, there is an infinity pool with a terrace that includes a large jacuzzi with sea views.

Ref. 4806499



2 Bedrooms

2 Bathrooms

117 m2



into a spacious living-dining room with a fully equipped open-plan kitchen, and access from the living room to the terrace with sea views.

The apartment features a large bedroom with built-in wardrobes and a spacious full bathroom.

FUENGIROLA

Region: Fuengirola

PRICE: € 279,000

Apartment for sale in Fuengirola, steps from the seafront promenade. Excellent location, close to all amenities, surrounded by restaurants, and 200 meters from the sea.

The apartment has 72 square meters of living space. Upon entering, you enter

1 Bedrooms

1 Bathrooms

72 m2



Ref. 5040820



The apartment has 4 spacious bedrooms, all with views, and 3 large full bathrooms.

The master bedroom opens onto the terrace. The property is located 50 meters from Fuengirola's seafront, close to restaurants, shops, and all kinds of services.

Don't hesitate to contact us, and we'll schedule a viewing.

FUENGIROLA

Region: Fuengirola

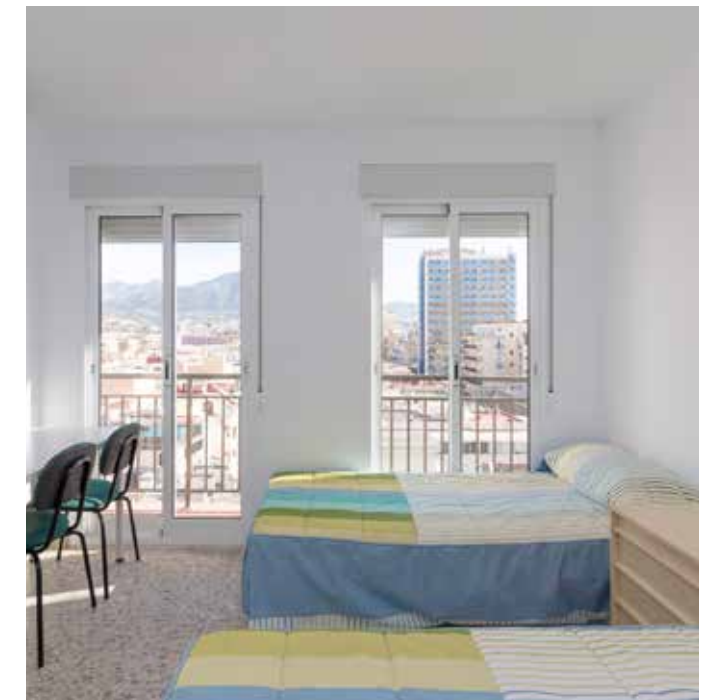
PRICE: € 650,000

Excellent property located steps from the sea in Fuengirola. The apartment consists of 143 square meters. Upon entering, you enter into a hallway, a spacious, bright, independent, fully-equipped kitchen, a large living-dining room with mountain views and access to a terrace offering views of all of Fuengirola.

4 Bedrooms

3 Bathrooms

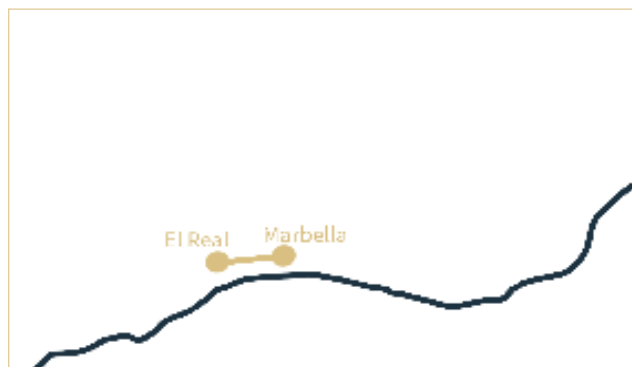
143 m2



Ref. 5019094



TORRE REAL AND RIO REAL



Located just a stone's throw away from Marbella town, Torre Real and Rio Real offer a tranquil oasis amidst the bustling Costa del Sol. Situated within a 5-minute drive from the iconic Marbella arch, these neighborhoods boast a perfect blend of coastal beauty and convenient proximity to urban amenities.

Torre Real and Rio Real enjoy a prime location, with easy access to Marbella town and its surrounding areas. Residents can quickly reach the heart of Marbella in just minutes, thanks to the convenient road network and proximity to major highways.

Centered around the prestigious Rio Real

Golf Course, Torre Real and Rio Real are a golfer's paradise. Golf enthusiasts can enjoy world-class golfing experiences amidst lush green fairways, stunning mountain vistas, and sparkling sea views. Tee off at the Rio Real Golf Club and test your skills on this challenging course designed by renowned architect Javier Arana.

While there are no shops in the immediate vicinity, Torre Real and Rio Real offer easy access to the region's stunning beaches and vibrant beachfront scene. Residents can enjoy delicious seafood at the Rio Real Club Restaurant, located just moments away from the shoreline.

Torre Real and Rio Real are synonymous with luxury living, boasting an array of upscale residences and exclusive properties. From lavish villas to elegant apartments, discerning buyers will find a wealth of real estate options to suit their taste and lifestyle preferences.



EL REAL

Region: **Marbella**

PRICE: € 4,950,000

An elegant single-level house in El Real, Marbella East. With luxurious amenities, this property offers a tranquil lifestyle close to the future Four Seasons hotel. Enjoy spacious living areas, a paddle/tennis court, and a stunning outdoor pool. Experience comfort, elegance, and privacy at this recently renovated villa.

5 Bedrooms

4 Bathrooms

650 m2

Scan a watch a walk-through video!

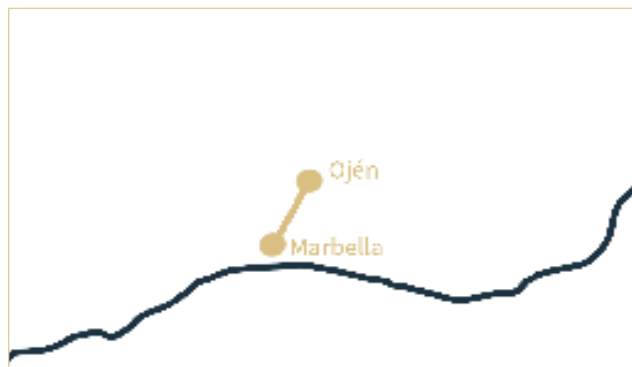


Ref. 4280950





OJÉN



In 2015, Ojén was voted amongst the Top 50 places to live in the world by The Times Newspapers! It's no surprise to the team at SMH Costa del Sol as the picture-perfect whitewashed village enjoys an idyllic location set in the hills above the cosmopolitan city of Marbella and at the gateway to the beautiful Sierra de las Nieves Natural Park.

Despite being located just 15 minutes from Marbella town and the beaches of the Costa del Sol, Ojén has managed to retain the charm and personality of a typical Andalusian village. With its pretty cobbled streets and whitewashed village houses, adorned with flower baskets, traditional tapas bars, restaurants and local stores selling freshly baked bread and homegrown produce.

Ojén enjoys a wonderful close-knit community atmosphere, where you feel safe and welcome around the village. You have everything you need to enjoy daily life, and if you need more? Just hop in the car and within 12 minutes you'll be shopping at La Cañada Shopping Centre or having a coffee in downtown Marbella!

If you live an active lifestyle, then you'll love Ojén's location. Just 10-15 minutes' drive from the village you arrive at Refugio Juanar, where you can enjoy some of the best hiking routes of the Costa del Sol.

Take a leisurely walk-through forest and natural parkland to the Mirador which overlooks Marbella, down the coast and to the sparkling Mediterranean. Or if you're feeling more adventurous you can hike up the famous La Concha mountain. The journey takes around six hours. Do you dare?

It's easy to get from Malaga airport to Ojén. There are two easy routes to choose from: along the coast or through the country, you choose!

If you are looking to buy a home that's located close to Marbella but has a more traditional Spanish feel, we highly recommend Ojén as a great option.



PALO ALTO

Region: Ojén

PRICE: FROM € 740.000

Discover luxury living at Palo Alto in Ojén, where elegance meets sophistication. Olivos offers 22 meticulously crafted apartments with stunning Mediterranean vistas and exclusive access to Olivos Garden, a communal oasis for leisure and relaxation. Prices start from €740,000.

2 Bedrooms

2 Bathrooms

87 m2

Granados presents 60 modern apartments with panoramic sea views, featuring open-plan layouts and luxurious finishes by Porcelanosa. Lush gardens and a private outdoor pool complement the contemporary design. Prices start from €799,000.

Indulge in opulence at Pinsapos, boasting 20 exceptional apartments with panoramic vistas of Gibraltar and the Mediterranean. Designed by renowned interior designers, these homes offer customizable finishes, private solariums, and expansive terraces. Prices start from €2,600,000.

Experience a new way of living at The Gallery, offering seclusion and community in equal measure. Choose from four villa options, each with private saltwater infinity pools, sun terraces, and ample parking. Prices start from €3,400,000.

Ref. 4670545





PALO ALTO

Region: Ojén

PRICE: € 1,795,000

Experience unmatched luxury and sophistication in this stunning ground floor apartment situated within the prestigious Los Pinsapos building, nestled in the highly desirable Palo Alto, Ojén area. Spanning 232 square meters, this meticulously designed residence combines modern functionality with timeless elegance, offering an excep-

tional living environment for the discerning homeowner.

The interiors, exquisitely crafted by Eric Kuster, showcase luxurious details such as Loro Piana fabrics and curtains, which exude sophistication and comfort. The apartment boasts marble flooring throughout, extending to the expansive terrace, enhancing the refined ambiance. With three generously sized bedrooms, each with its own en-suite bathroom, this residence offers both privacy and comfort. Additionally, a guest toilet adds to the practicality of the space, balancing personal comfort with communal living.

This exclusive ground floor apartment in Los Pinsapos, Palo Alto, Ojén, offers a rare opportunity to experience luxury living at its finest. From the thoughtfully designed interiors to the serene outdoor spaces, every detail has been meticulously crafted to provide a sophisticated and comfortable lifestyle in one of the most sought-after locations.

Ref. 4888573



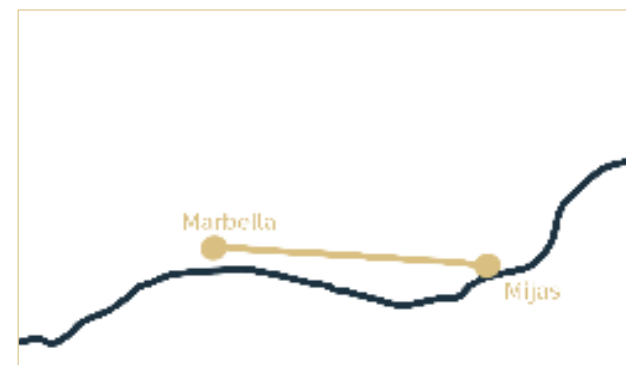
3 Bedrooms

3 Bathrooms

232 m2



MIJAS COSTA



Mijas Costa is an upbeat coastal area covering 18 kilometres between the borders of Marbella and Fuengirola. The area was particularly popular with British and Scandinavian buyers in the past but now enjoys a great mix of Spanish and international residents.

Residential urbanisations in Mijas Costa include Calahonda, Riviera del Sol, Miraflores, La Cala de Mijas, El Faro, Cerros del 'Aguila and Las Lagunas.

The neighbouring communities of Calahonda, Riviera del Sol and Miraflores offer excellent amenities for residents with

main supermarkets and a great selection of bars and restaurants.

Head down to the beach at Calahonda and you will enjoy the wonderful wooden walkway that stretches from Calahonda to La Cala de Mijas. The beaches are clean and backed by some excellent beach bars and restaurants.

There is a bus route at the bottom of Miraflores that runs from Marbella to Fuengirola and another that takes you into Malaga city.

At the heart of Mijas Costa is the vibrant resort of La Cala de Mijas, situated just 10 minutes from Fuengirola and 25 minutes from Malaga airport. La Cala de Mijas has grown in size and popularity in recent years. The small town is home to some of the most acclaimed restaurants on the Costa del Sol and also to three 18-hole La Cala Golf and Spa Resort.

The area is popular with international residents and tourists alike and therefore an excellent lo-

cation to invest in a holiday home or short or long-term rental investment. There are several superb new-build complexes in Mijas Costa, which our brokers will be happy to share with you.

In between La Cala de Mijas and Fuengirola, you find the residential urbanisations of El Faro, El Chaparral and a bit higher up, Cerros del Aguila. These urbanisations are close to the coast, amenities and beaches, and yet you feel away from the hubbub and noise of the coast. It's the best of both worlds!

Mijas Costa provides all the amenities you need to live your daily life, without heading to the main towns of Fuengirola and Marbella. Public schools and health centres are found in La Cala de Mijas. The closest international schools can be found just 15 minutes away in either direction in Fuengirola and Marbella.

Explore this area. Scan to watch our video guide!



MIJAS

Region: El Faro

PRICE: € 563,000

Wonderful detached villa distributed on one floor with a solarium terrace on the roof, located in the exclusive area of Urbanización el Faro, 300 m from the beach next to the Calaburras Lighthouse and has beautiful views of the sea and the mountains, very close to golf courses and it is an area in continuous expansion and reval-

3 Bedrooms

2 Bathrooms

125 m2

uation, next to the towns of Fuengirola and Cala de Mijas.

The area is very quiet, with easy parking and well connected next to the highway, having a large communal pool with free access for the owner and authorized persons.

The property has a large private plot of 340 m2 and perimeter protected, having artificial grass, garden areas and large trees, ornamental fountain, stone barbecue, swings, and decorative lighting.

The house consists of 2 large bedrooms with en-suite bathrooms, an office, a dressing room for clothes and another dressing room for shoes, a hall, and a large open-plan living room with a large fully equipped kitchen integrated into the living room with a large island ideal for family and friends gatherings. It also has a storage room under the stairs and a terrace on the roof that has a pergola, ideal for use as a solarium and festive gatherings.

Ref. 4921732





It has a surface area of 4,140 square meters. The detailed study was definitively approved on April 27, 2007: 18 townhouses with a built area of 176 square meters each.

The detailed study is in effect, so for construction, a Basic and Execution Plan must be submitted.

If the current project is to be changed, an amendment to the detailed study must be submitted.

MIJAS

Region: Mijas

PRICE: € 1,800,000

Plot for sale in Mijas. The land is located in the municipality of Mijas, 20 km from Malaga Airport, 22 km from Marbella, and 3 km from the beach.

Its elevated location offers magnificent views of the entire Costa del Sol.

Ref.5022067



4,140 m2



CALAHONDA

Region: Mijas

PRICE: € 2,350,000

Magnificent Andalusian style villa in Sitio de Calahonda Urbanization, Mijas.

The property consists of 2 floors with a private garden, 1 picnic area, 1 spacious swimming pool for enjoyment and a garage for several vehicles.

It consists of a 2,906m2 plot with great vegetation to provide absolute privacy.

The 1st floor is very spacious and is divided into several living rooms with fireplaces with large windows for natural light, several large bedrooms with built-in wardrobes and 1 spacious kitchen with brand-name appliances. Next to the kitchen we even have a laundry room. From the porch we can access the outside with its fruit gardens, its gym and also a paddle tennis court. The 2nd floor is very spacious and bright and is distributed in several bedrooms with terraces, 1 small living room with fireplace. From the terraces we can enjoy beautiful views of the garden with its pool and even the sea.

In its surroundings we can access all kinds of services, restaurants, supermarkets, etc. We have the beach just a short walk away and Marbella center is just a 5-minute drive away. Book with us today and it won't last long on the market due to its excellent location and privacy.

Ref. 4646734



8 Bedrooms

7 Bathrooms

974 m2



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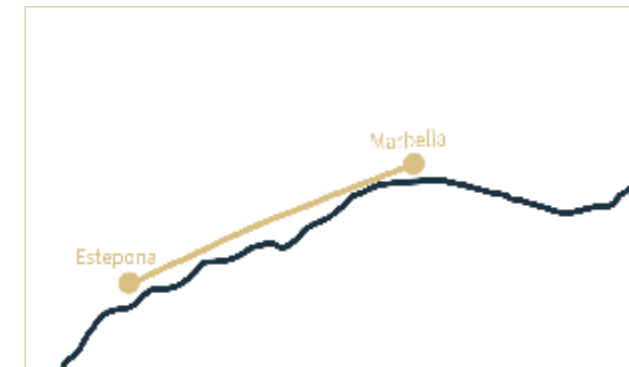
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ESTEPONA



The beautiful city of Estepona lies on the western side of the Costa del Sol. Although the main town has grown steadily over the years it has still managed to retain its Andalusian charm. And it's why Estepona is one of the most popular areas to buy a permanent residence or holiday home.

Located 25 minutes from Marbella and 40 minutes from Gibraltar, Estepona enjoys a central location on the Costa del Sol. And with five golf courses in close proximity, it's also an excellent choice for buyers looking for a short-term rental investment.

The main town has grown around the original fishing village and port into a city worthy of international acclaim. You can

still find pretty whitewashed village properties through the cobbled streets of the old town, alongside restaurants, bars and ice cream parlours.

Around town, residents are spoilt for choice with excellent amenities: public and international schools, private hospital, health centres, large shopping facilities, such as the Carrefour centre and a conference centre, which attracts international business fairs.

To the west of Estepona town is the Puerto Deportivo de Estepona (leisure marina) with a great selection of bars and restaurants and apartment complexes within walking distance. And the established residential community of Seghers a little further one.

To the east of Estepona town is an increasingly popular area known as the New Golden Mile. The residential choice along this stretch of coastline is growing, with a great selection of established and brand-new complexes of villas and apartments.

Explore this area. Scan to watch our video guide!





cious bedrooms, all with built-in wardrobes, and a full bathroom.

The house also has a basement where the current owners have built a large laundry room, a gym, and a garage.

The development has common areas and a communal pool.

Don't hesitate to contact us, and we'll arrange a viewing.

ESTEPONA

Region: Estepona

PRICE: € 600,000

Beautiful townhouse in Selwo, Estepona. The house has 162 square meters of built area. Upon entering, the first floor features a full guest toilet, a fully equipped separate kitchen, a spacious living-dining room with a fireplace, and access to a beautiful terrace of approximately 28 square meters. On the second floor, there are three spa-

Ref. 5039842



3 Bedrooms

2 Bathrooms

150 m2

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in wardrobes, and the master bedroom has an en-suite bathroom. A beautiful garden with a terrace is ideal for enjoying summer afternoons, as its south-facing location provides all-day sun. The development has four communal pools, a gym, and a coworking space. A parking space and storage room are included in the price.

ESTEPONA

Region: Estepona

PRICE: € 420,000

Beautiful ground floor apartment for sale in a luxury development in Selwo Estepona, opposite the American school. The apartment has 120 square meters of living space, comprising a spacious living-dining room with a fully equipped open-plan kitchen and a separate laundry room. It has two large bedrooms, both with built-

Ref. 5024185



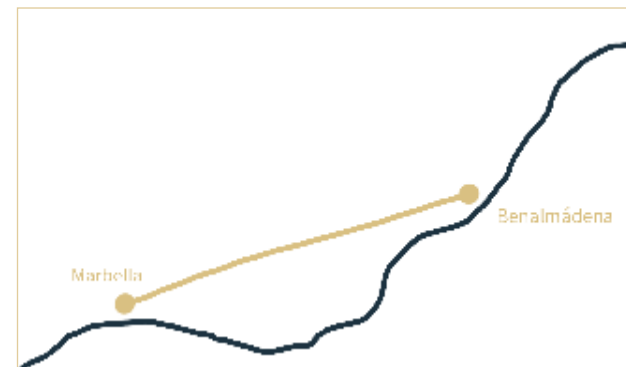
2 Bedrooms

2 Bathrooms

120 m2



BENALMÁDENA



Nestled along the sun-kissed shores of the Costa del Sol, Benalmadena epitomizes the essence of Mediterranean living. This vibrant coastal town offers a harmonious blend of modern amenities and traditional charm, making it a sought-after destination for both permanent residents and holidaymakers alike.

Conveniently situated just 20 minutes from Malaga airport and within easy reach of major attractions like Tivoli World and Selwo Marina, Benalmadena boasts a central location ideal for exploring the region. Its proximity to the bustling city of Malaga adds to its allure, providing residents with access to cultural experiences and cosmopolitan amenities.

Benalmadena's picturesque old town, with its narrow streets adorned with colorful flowers and charming squares, offers a glimpse into the area's rich history and Andalusian heritage. Here, traditional whitewashed buildings stand alongside trendy cafes, boutique shops, and lively tapas bars, creating a vibrant atmosphere that captivates visitors.

In addition to its historic charm, Benalmadena boasts an array of modern conveniences, including international schools, healthcare facilities, and shopping centers like Puerto Marina, renowned for its lively nightlife and waterfront dining options. The town's diverse culinary scene showcases the best of Andalusian cuisine, with fresh seafood and traditional tapas served in atmospheric restaurants overlooking the Mediterranean Sea.

For outdoor enthusiasts, Benalmadena offers an abundance of recreational activities, from pristine beaches and water sports to scenic hiking trails and championship golf courses. The iconic Benalmadena Marina, with its iconic lighthouse and vibrant promenade, serves as the focal point of the town, offering a lively atmosphere and panoramic views of the coastline. Whether you're seeking a tranquil retreat by the sea or a dynamic urban lifestyle, Benalmadena offers the perfect balance of relaxation and excitement. With its idyllic setting, rich cultural heritage, and modern amenities, it's no wonder that Benalmadena continues to captivate residents and visitors alike, embodying the quintessential charm of the Costa del Sol.



rooms, all with built-in wardrobes, and two full bathrooms.

It also has central air conditioning. The price includes a parking space and storage room.

BENALMÁDENA COSTA

Region: Benalmádena

PRICE: € 408,000

Beautiful apartment for sale in Benalmadena Costa, in a beautiful residential area with a communal pool and common areas. Upon entering the apartment, we find a spacious living-dining room with a fully equipped open-plan kitchen, leading from the living room to a beautiful terrace. The apartment has three spacious bed-

3 Bedrooms

2 Bathrooms

112 m2

Ref. 5020141



PRACTICAL GUIDE TO BUYING IN SPAIN

The Legal Process in 2025

LEGAL PROCESS, TAXES & TIPS FOR INTERNATIONAL BUYERS

Buying property in Spain is a straightforward process when you have the right guidance. At SMH Costa del Sol, we combine the expertise of a real estate agency with our in-house legal team to ensure a smooth, secure experience for foreign buyers.

The Legal Process in 2025:

1. NIE Number: Every foreign buyer must obtain a Spanish tax identification number (NIE). We assist with this application.
2. Reservation Contract: A small deposit (typically €6,000–€10,000) secures the property while legal due diligence is conducted.
3. Due Diligence: Our legal team checks all legal, tax, and registry aspects of the property.
4. Private Purchase Contract (PPC): Signed with a 10% deposit once everything is verified.
5. Notary & Title Deed: Final signing before a notary. The remaining balance is paid and you receive the title deed.

Associated Costs & Taxes (Estimate 2025):

- Resale Property: 7–10% of the purchase price (includes transfer tax, notary, legal fees, etc.)
- New Build Property: VAT (10%) + stamp duty (1.2%)
- Legal Fees: Typically 1% + VAT
- Additional Costs: Mortgage setup, currency exchange, registration fees.

Tips for International Buyers:

- Use a specialized lawyer: Having independent legal representation protects your interests.



- Plan for currency exchange: Changes in exchange rates can impact your budget—consider locking in rates.
- Mortgage pre-approval: If financing, get pre-approved with a Spanish bank early.
- Be aware of residency options: Buying over €500,000 may qualify you for a Golden Visa (2025 rules apply).

Our multilingual team is here to walk you through every step—from the first visit to the keys in hand. With us, buying in Spain is not just safe; it's seamless.

CONTACT & SOCIAL MEDIA

Whether you're looking to schedule a private property tour, receive legal advice, or simply get inspired by the lifestyle of the Costa del Sol, we're here for you. Connect with us on our official channels:

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www.smhcostadelsol.com

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Connect with our team and discover our professional insights and real estate expertise.

YouTube

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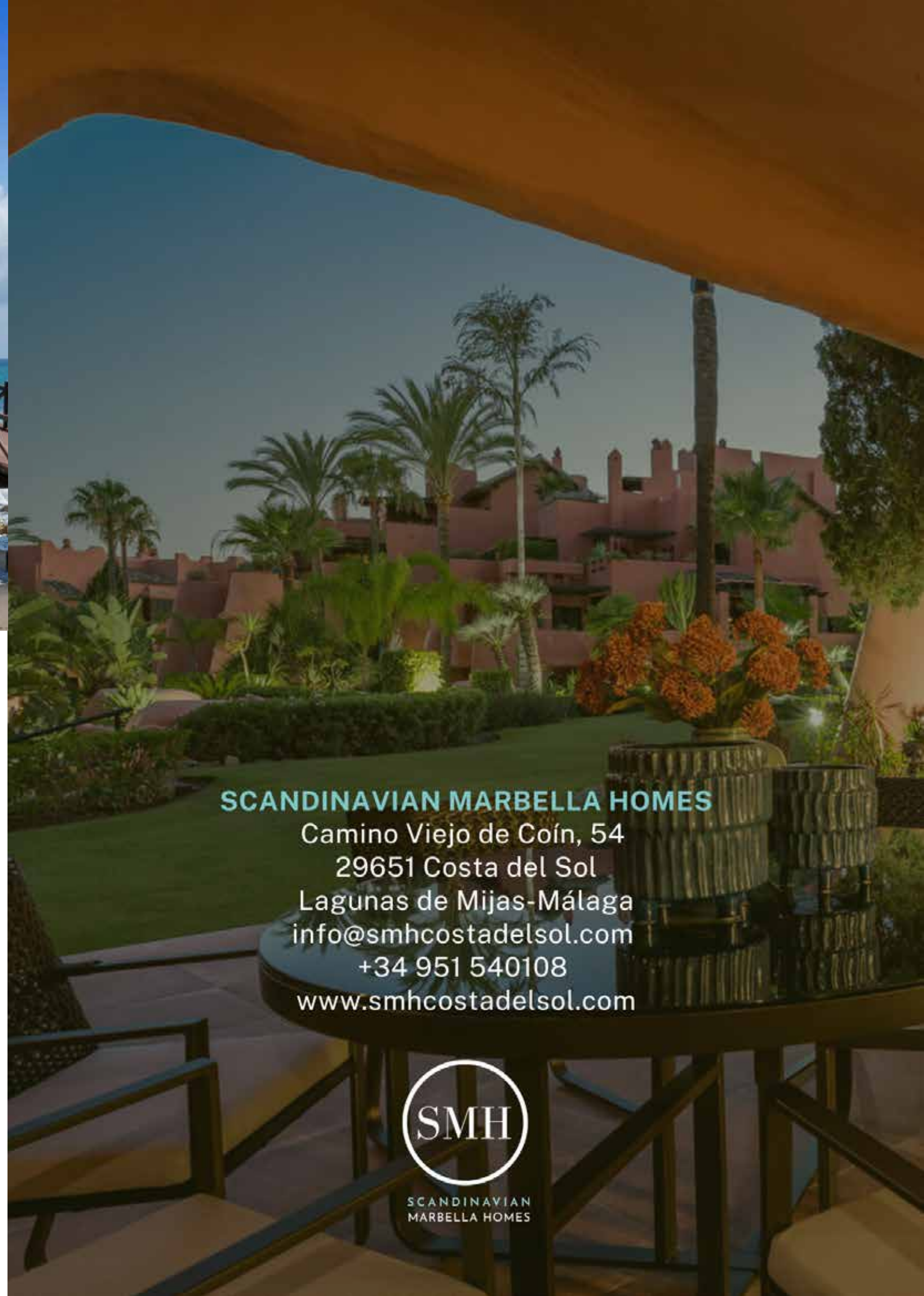
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