



INTERNATIONAL PROPERTIES



ULTIMATE GUIDE TO LIVING IN ESTEPONA & MARBELLA

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HELLO

Welcome to our Luxury Property Guide.

At Mibro International, we believe that buying a home is about more than property – it's about lifestyle, security, and finding a place that truly feels like yours.

Estepona and Marbella continue to attract discerning international buyers thanks to its exceptional climate, world-class amenities, and strong investment fundamentals. From beachfront villas to contemporary hillside residences, both regions offer a remarkable diversity of homes to suit every lifestyle.

Our experienced team is here to guide you through every stage of your journey, offering honest advice, local expertise, and a fully personalised service.

We look forward to helping you find your place in both Estepona and Marbella.

Joe Dyer

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For all your Real Estate on the Costa del Sol needs, you can count on our dedicated team.

MIBRO INTERNATIONAL

Founded by Zoe Dyer, and her husband Michael Brown, Mibro was built on a simple but powerful belief: clients deserve honest advice, straight-talking guidance, and a team that genuinely cares about the outcome. With extensive experience across the Costa del Sol property market, Zoe has become known for her no-nonsense approach, local expertise, and ability to guide buyers, sellers, landlords, and investors with complete confidence.

By keeping the business boutique, Zoe has created an agency where service always comes before volume. Every client benefits from direct communication, tailored advice, and a hands-on experience from the first enquiry through to completion and beyond.

Alongside Zoe is her husband, together with trusted manager Heather, who has been an integral part of the business for the past five years. Heather oversees all aspects of the rental market, including long-term rentals, holiday rentals, and the property management and aftercare side of the business, ensuring every property and every client receives exceptional attention to detail.

Together, the team offers a complete property service across the Costa del Sol, covering:

- Property Sales
- Holiday Rentals
- Maintenance and Aftercare
- Investment Opportunities
- Long-term Rentals
- Property Management
- Reform and Project Coordination
- Land and New Developments

What truly sets Mibro apart is the way the business combines deep local market knowledge with genuine personal relationships. Clients are never passed from department to department. Instead, they have one trusted point of contact and a team that works proactively to make the process smooth, clear, and stress-free.

Whether you are searching for a permanent home, a holiday apartment, an investment opportunity, or support managing your property, Mibro is here to provide clarity, trust, and results. Because buying, selling, renting, or managing property in Spain should feel exciting – not overwhelming.

At Mibro, the focus has always been simple: honest advice, personal service, and exceptional local knowledge.





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MEET ZOE DYER

THE STRAIGHT-TALKING PROPERTY EXPERT BEHIND MIBRO

With years of hands-on experience in the Costa del Sol property market, Zoe Dyer has built Mibro International Properties around something that is becoming increasingly rare in real estate: honesty, transparency, and genuine client care.

Known for her straight-talking yet highly professional approach, Zoe believes property is never just about bricks and mortar – it is about understanding people, their goals, and helping them make the right move with complete confidence.

Having successfully guided buyers, sellers, landlords and investors across Marbella, Estepona and the surrounding areas, Zoe's reputation has been built largely through recommendations, repeat business, and trusted long-term relationships.

What clients value most is Zoe's ability to tell it exactly as it is. No false promises, no inflated expectations, and no unnecessary sales talk – just clear advice, strong negotiation, and a deep understanding of the Costa del Sol market.

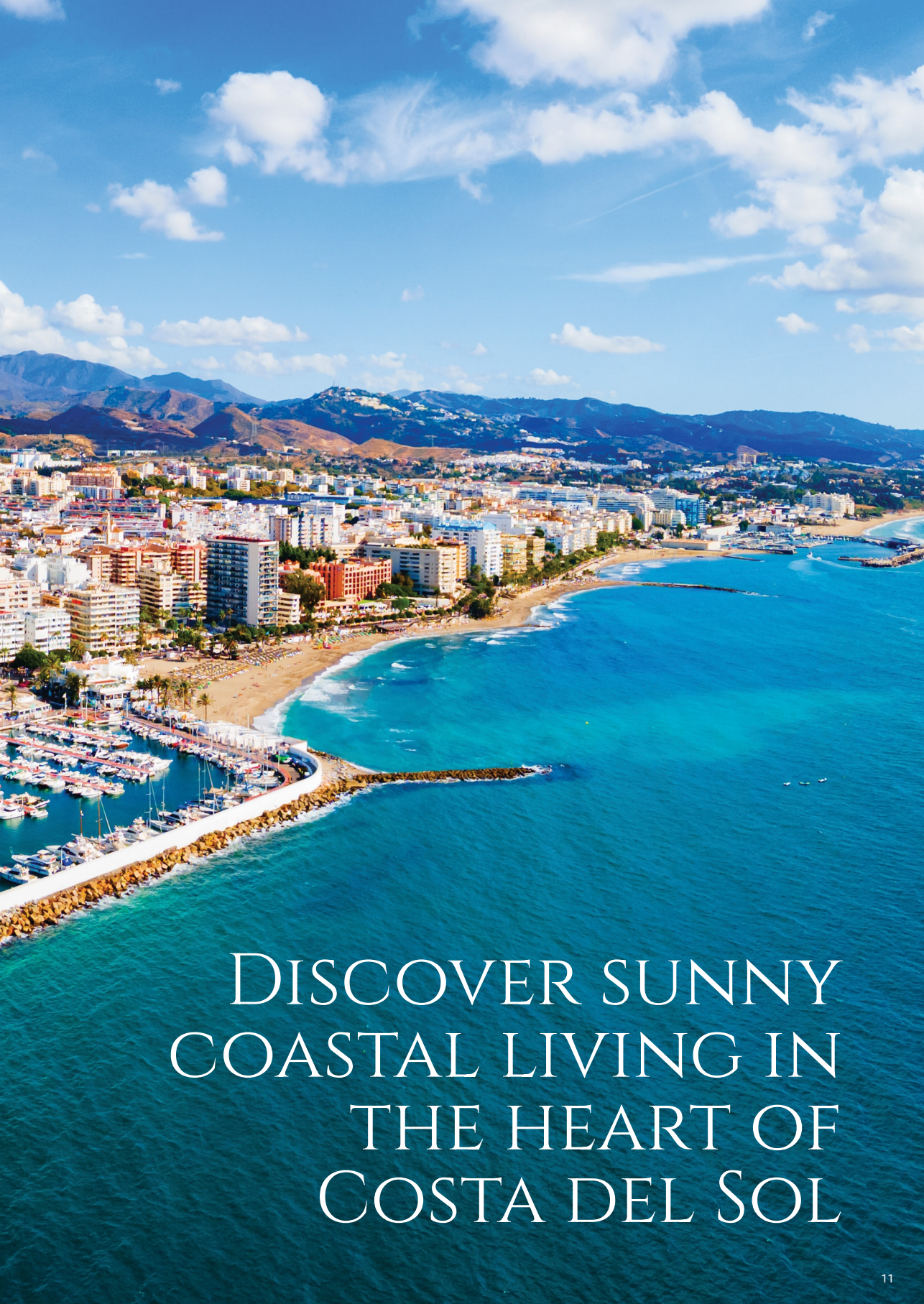
Together with her husband and trusted manager Heather, Zoe offers a boutique full-service property business, covering sales, rentals, holiday lets, property management, maintenance, and aftercare services.

For Zoe, keeping Mibro intentionally small is what allows the business to stay personal. Clients always know exactly who they are dealing with, and they receive the level of service, speed, and accountability that larger agencies often cannot match.

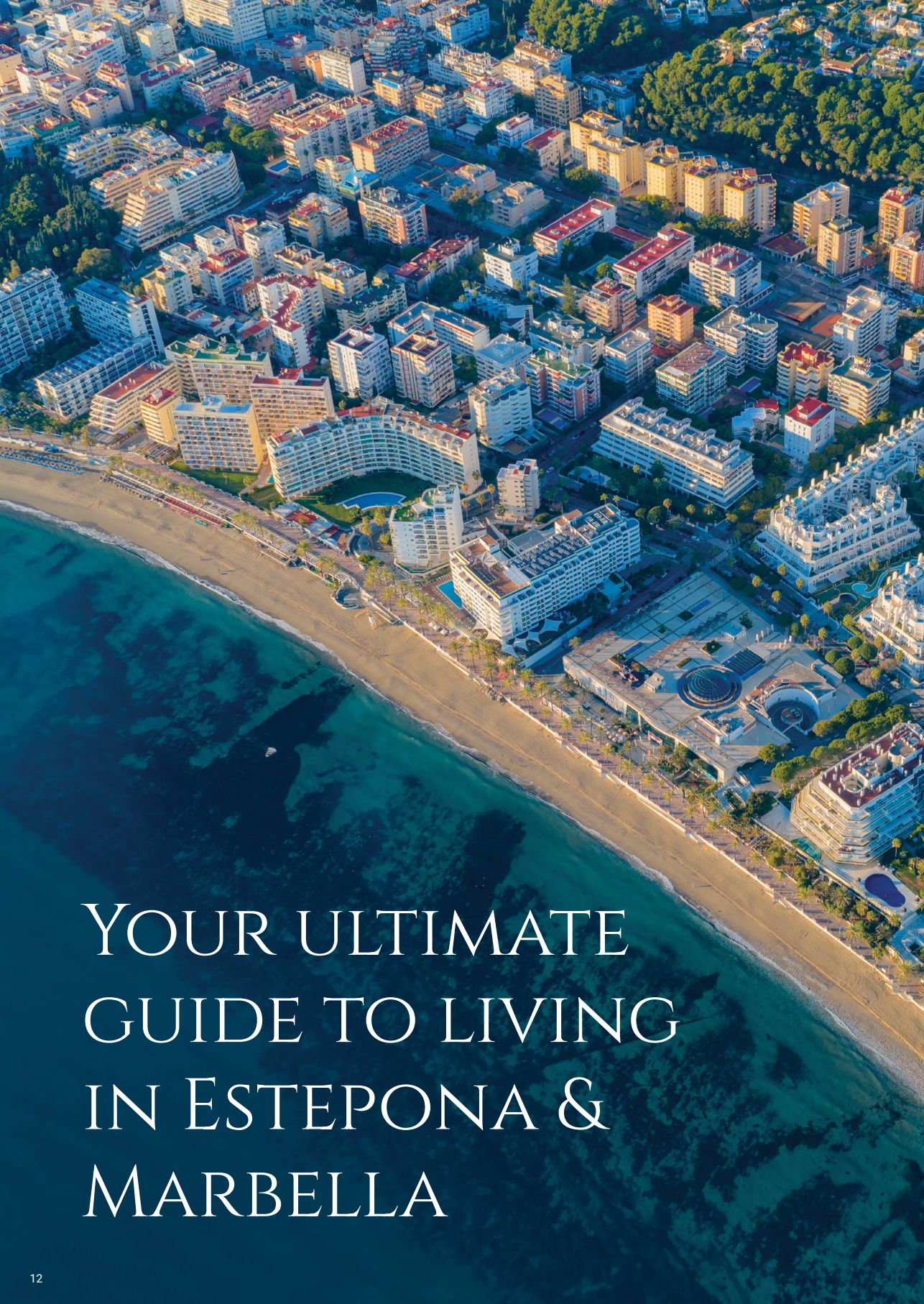
Whether helping a family find their dream home, guiding an investor through the right opportunity, or managing a property after purchase, Zoe's focus remains the same:

Honest advice. Personal service. Real results.





DISCOVER SUNNY
COASTAL LIVING IN
THE HEART OF
COSTA DEL SOL



YOUR ULTIMATE
GUIDE TO LIVING
IN ESTEPONA &
MARBELLA



LIVING HERE

Are you yearning for a life filled with sunshine, wonderful coastal views, and a vibrant Mediterranean culture? Look no further than Estepona and Marbella, captivating coastal areas nestled on the Costa del Sol in southern Spain. If you are thinking of moving here, you are in for a delightful adventure!

Both areas offer a unique blend of sophistication and relaxation. This makes them an ideal destination for a new beginnings. Whether you're a retiree seeking an enjoyable lifestyle or someone looking for a fresh start, you will find options here.

In this helpful guide, we will take you on a journey to discover the wonders of relocating here. From excellent international schools to luxurious resort hotels. From world class golf courses to historical treasures, Estepona and Marbella have something extraordinary to offer to everyone. So, let's look at both areas on the Costa del Sol and find out why these are dream destinations.

ESTEPONA

EDUCATION

Estepona offers a strong educational landscape, combining the Spanish public system (compulsory and free from 6–16) with excellent private and international school options. Key private options include Colegio San José, Atalaya International School, International School of Estepona, and Atlas American School of Estepona. For higher education, it is home to Schellhammer Business School.

LIFESTYLE

Living in Estepona offers a relaxed, high-quality Mediterranean lifestyle, often considered a more authentic, affordable alternative to nearby Marbella. Known as the “Garden of the Costa del Sol,” it features a charming, pedestrianized old town, beautiful beaches, and a vibrant marina. It is popular with families and retirees, offering great amenities, year-round sun, and excellent value for money.



COST OF LIVING

While prices are rising due to popularity, it remains generally more affordable than Marbella, with a good mix of property options from townhouses in the center to luxury apartments in the outskirts.

LOCATION & VIBE

Situated on the western Costa del Sol, Estepona is known for its “garden” initiative, with over a million flowers and white-washed buildings adorned with pots. It offers a quieter, more traditional Spanish atmosphere compared to nearby hotspots, though it still has a lively, walkable center.

AMENITIES

The town boasts a long, popular promenade (La Rada), excellent restaurants, and a bustling marina. It offers a relaxed pace with a strong cafe and beach culture (chiringuitos).



LEISURE

Residents can enjoy golf and hiking in the Sierra Bermeja mountains. The area also offers a wide range of watersports, including jet skiing, wakeboarding, parasailing, and dolphin-watching tours. Popular activities are centered around the marina and beaches.

With a population of around 66,000, it is a bustling, yet not overwhelming, coastal town. The area is heavily investing in infrastructure, including new cultural centers and pedestrian spaces, while maintaining a strong connection to its traditional roots.

MARBELLA

EDUCATION

As you start the journey of moving to Marbella with your family, ensuring your children's education is of utmost importance. Marbella is home to a range of reputable international schools that offer world-class education in a multicultural environment. These schools are designed to cater to the needs of diverse expat communities. They provide your children with support to thrive at school.

LIFESTYLE

The heart of Marbella is a fusion of old-world charm and contemporary allure. Here, you can wander through cobbled streets of the old town, surrounded by picturesque white buildings adorned with colorful flowers. The historic Plaza de los Naranjos, or Orange Square, is a delightful spot. It has charming cafes and restaurants where you can savor traditional Spanish cuisine.

Puerto Banus, an expensive marina just west of Marbella, is synonymous with luxury and indulgence. The harbor is lined with upscale boutiques, designer stores, and exclusive yacht clubs. This makes it a haven for fashionistas and seekers of luxury.



GOLFING PARADISE

For golfers, Marbella is a paradise with a many private golf courses. The city's excellent climate allows for year round play, making it a top destination for golfers from around the world. With magnificent views of the sea and the lush green fairways, teeing off in Marbella is an unforgettable experience.

HEALTHCARE

Your health and well being are very important. Don't worry, as Marbella offers a comprehensive healthcare system to cater to your medical needs. You'll need to make sure to pass on your medical and dental records. Then these facilities, equipped with modern technology and staffed by highly qualified professionals, will be able look after you properly.

Costa del Sol Hospital stands as a prominent healthcare institution in the region. It caters to the medical needs of both residents and visitors in Marbella, Puerto Banus and the surrounding areas. With a commitment to provide exceptional medical care, the hospital offers a large range of services and state of the art facilities.

LANGUAGE

As you embark on your journey to move to Marbella, embracing the local culture and language will enrich your experience and help you truly connect with the community. While English is widely spoken in Marbella, learning some basic Spanish phrases and expressions can make a significant difference in your daily interactions and enhance your overall cultural immersion.



LEISURE

Marbella's enchanting beaches are legendary, drawing visitors to the costa del sol from all over the world. Many major cities have beaches, but with over 27 km of coastline, you'll find a beach that suits your preferences here – whether you seek a lively beach bar scene or a tranquil spot to unwind.

Indulge in a shopping extravaganza as Marbella offers an impressive range of shopping opportunities. From high-end designer boutiques to stylish concept stores and bustling markets, shopping in Marbella is a delight for fashion enthusiasts and bargain hunters alike.

CONCLUSION...



YOUR DREAM HOME AWAITS

Estepona and Marbella both offer distinct lifestyles on the Costa del Sol. Estepona is favored for its authentic, charming, and quieter, family-oriented atmosphere with lower living costs and more traditional charm. Marbella offers a luxurious, high-energy, and international lifestyle with premium nightlife, shopping, and higher property prices. Both locations are popular with remote workers, families, and retirees, with good infrastructure, schools, and healthcare in the region

Embrace the charm of these Mediterranean paradise and make Estepona or Marbella your home, where every day feels like a vacation. Plan a trip to Malaga airport soon, so you can discover the wonders of these Costa del Sol jewels for yourself.





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THE PROPERTY MARKET TURN-AROUND

Right now on the Costa del Sol, the market is being headed by Marbella, Benahavis and Estepona, according to the latest Government statistics. Even with Brexit just around the corner, twice the number of British buyers have chosen a second home on the Costa del Sol. Over the past year, real estate agencies on the Costa del Sol have reported a 100% year-on-year rise in home purchases made by British buyers.



At Mibro we feature properties for sale in all these locations including property for sale in Nueva Andalucia, properties for sale in Guadalmina, apartments for sale in Bel Air, villas for sale in El Paraiso and more.

You can view the latest new developments, where you may purchase well below market value now and make an instant profit the minute you have the keys in your hand. You may want to buy a second holiday home in Marbella, Nueva

Andalucia, San Pedro or Benahavis. Or perhaps you would like to take full advantage of rental income - the tourists records have been broken over and over again here on the Coast. Many holiday makers prefer the use of self catering than that of a hotel.

We can help you with all of this and more. We offer advice and provide you with the most up to date and relevant information about buying property on the Costa del Sol.

BUYER'S GUIDE

Buying Property in Spain
The Complete Guide





STEP BY STEP GUIDE TO BUYING PROPERTY IN SPAIN...



1. RESEARCHING THE AREAS

As you can well imagine, there are many properties for sale along the Costa del Sol, which include several brand new developments along the coastal line. The seaside resort town of Marbella is one perfect example of where you can find prime real estate. Just a short drive further up the road is the luxurious and famous Puerto Banus, then San Pedro, Benahavis and Estepona, just to name a few. In between all these quaint and beautiful locations, you will find many smaller communities, so it is really important to be sure you are buying property in the right area for you and/or your family.

2. THE BUYING PROCESS

1. You, the buyer will make an offer. This is usually done through the seller's estate agent. If the offer is accepted, then you and the seller will sign a preliminary contract (contrato privado de compravento). The buyer will then pay a deposit, which typically is 10% of the purchase price unless otherwise agreed. However, we recommend you stick with the basics and the commonalities.

2. The contract of the sale (escritura de compravento) is usually signed in front of a notary, at which point the full sales price, taxes and any other costs become due.



3. COSTS ASSOCIATED

When it comes to buying property on the Costa del Sol, there are a number of costs including taxes, which are above the property price. Many of the costs, fees or taxes involved will also depend on the type of property you are buying. For example, if you are buying a property in Estepona from a developer, or perhaps a resale property from a private individual, you will be expected to pay VAT & Stamp Duty or a transfer tax. Please contact us with regards to the property types and the costs, and taxes involved.

4. PREPARING YOUR BUDGET

As you can see, the process of buying Spanish property is relatively uncomplicated. You the buyer, are expected to pay to get the process started. So, taking some time to fully understand the order in which things are done, you can easily avoid any unexpected surprises or expenses. However, don't forget that having the right estate agency by your side, will make the process even easier. With all that said, when preparing your budget to buy the property on the Costa del Sol, it's vital that you consider the total expenditure that will be needed to secure your new home.

5. NIE

First things first, you cannot buy a property in Spain without an NIE. So, if you haven't done so already, you must apply for an NIE (Número de Identidad de Extranjero). At Mibro, we can help you apply for an NIE, even if you are not physically present here on the coast. You will also need a Spanish bank account, and applying for an account here is really straightforward and best of all, cost free. The bank will require only your current address and a valid passport to prove your identity. You absolutely should appoint a Spanish advisor or English speaking lawyer who specialises in conveyancing work. Mibro works closely with an "abogado" here on the coast, therefore we can help you through this part of the process with ease and no confusion.

6. ADVISORY VS NOTARY

To avoid any misunderstanding regarding the roles played by a Notary and your advisor, we want to make sure you understand and know the differences.

The advisor: Also referred to as a lawyer, conveyancing lawyer or English speaking lawyer, can be appointed to represent YOUR interested.

The Notary: A notary is a registered legal representative of the Spanish government and operates independently of your interests. The Notary oversees the completion transaction between you and the seller, ensures that the balance of the purchase price and taxes are paid in full, and manages the signing of the deeds (the escritura).

7. COMPLETION

As previously stated, the completion for the property purchase in Spain is always undertaken in the offices of the notary. The buyer, seller and all connected parties must be in attendance in Spain. This includes any bank personnel for an existing loan, the bank providing a new mortgage, and the sellers legal representative (if you the buyer cannot be in Spain at the time, your legal representative must be there to sign for you).





8. LEGAL REQUIREMENTS

The services of a notary are not legally required to complete the sale, but it is advisable and required by many mortgage companies. Please be advised that the seller is responsible for hidden defects in the property, even if they are not aware of them. Paying the costs and taxes associated with buying a home can be completed by the buyer or their agent. It is the buyer's responsibility, however, to ensure taxes are paid. The buyer is also responsible for registering the property. The notary may provide this service for a fee, and/or may notify the registry office that the sale has taken place, without completing full registration.

9. DEPOSITS & MORTGAGES

Mortgage lenders will not complete on a mortgage agreement until you own a property. For this reason, it's important to include a clause in the contract allowing you to exit the agreement if you cannot acquire a mortgage. Costs are primarily paid by the buyer, and vary from region to region. Many are negotiable – there are no fixed fees for lawyers or estate agents.

10. DEBTS TRANSFERRED WITH PROPERTY

In Spain, any mortgage or debt tied to a property is transferred to the new owner when the property is sold. It's thus critically important to ensure that there are no debts attached to the property when it is sold, or that if there are, they are covered by the terms of the contract.

Qualified and full experienced estate agents in Marbella and Estepona will fully understand the process and will have the resources available to help clients from beginning to end.

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HAPPY CLIENTS

"Zoe shepherded us through the entire turnkey process from purchase of our penthouse in Marbella through to project management of the extensive top to bottom refurbishment, and through to on going day to day management. Mibro have validated partnerships with lawyers, banks, brokers, motor dealers and anything else you might need. Zoe truly runs the classic one stop shop. And flowers await every time we visit the property. Can't speak highly enough."

Paul Dickson

AREA GUIDES

Discover Costa del Sol's neighbourhoods





ESTEPONA



ESTEPONA, A TOWN REJUVENATED

Located in the western end of the Costa del Sol, between Marbella and Mñilva, is the fishing village of Estepona. Here you will find a village that has remained true to its origins, keeping its typical Andalusian ambience. This ambience remains even though Estepona town has gone through some pretty impressive upgrades over the past few years. Estepona stretches for 21 kilometres along the Mediterranean and is home to some of the best beaches on the Costa del Sol. One thing that makes Estepona even more unique and beautiful is many of the whitewashed houses are decorated with colourful geraniums. Estepona has excellent amenities and facilities including health centres, private hospitals, schools (including Colegio San José, which usually tops the list of Andalusia's best schools) and sports centres.



ESTEPONA'S CHILL FACTOR

One of the best things you can do in Estepona is stroll around the town centre exploring the maze of pretty streets and squares. The central Plaza de la Flores is one of the most attractive with traditional façades and fountain plus lots of flowers. The town is also home to nearly 30 giant murals. They depict a range of topics from abstract to everyday, but all are stunning and many include clever trompe l'oeil. In Estepona you'll find an extensive collection of sculptures, showcased around the town. There are over 25 in different locations and range from the life-like Monument to the Tourist on the seafront promenade to the unusual Dragon in the Sunshine in the Calvario Park. Estepona's town centre includes an Archaeology Museum where you can check out the Venus of Estepona statue that dates back more than 5,000 years.

ESTEPONA TOURISM

For the perfect holiday escape just to relax, Estepona provides two blue flag beaches. One being the small cove of Playa Del Cristo which is to the West of the town, and the other being the long sandy La Rada Beach to the East of Estepona marina. With at least five golf courses in the local area including the popular Estepona Golf resort, golfing enthusiasts will find a paradise here. For an exciting night out, there is a huge variety of locally owned restaurants and bars offering all types of cuisine including Spanish, Italian and French.



MARBELLA



MARBELLA'S COSMOPOLITAN FEEL

This seaside luxurious resort city in the South of Spain has one of the coolest reputations in the whole country. Marbella is home not only to the party scene or sightings of the rich and famous; it's also known for its historical significance, beauty, and its incredible diversity. Glam & glitz might be the number one reason to visit, but you'd only be scratching the surface of this amazing seaside town. Imagine for one moment, a modern port side city, plenty of boutique shops, blue flag beaches, international restaurants along with bars, bistros and art galleries - all located close to the Mediterranean Sea. But, only a short walk up behind you, you find La Plaza de los Naranjos, known as the Orange Square amongst the small cobbled pedestrian streets - this is old town, and you get to see two sides to Marbella unlike anywhere else.



MARBELLA'S CHILL FACTOR

One thing you might not know about Marbella is how incredibly affordable it is for tourists. Even though it stands tall on a reputation of glamour and glitz, Marbella presents something for everyone, including the whole family. The "old town" is bustling with shoppers all day, and people love relaxing on the golden sunny beaches sipping on a cocktail. The night life in Marbella holds its own excitement as well, with the dance clubs, bars and bistros coming alive in a city that seems to never sleep. You might want to take a tour of Marbella in a horse drawn carriage, you can find them right on the corner in front of Marbella Park. Explore Puerto Banus, which sits just west of Marbella, and is known the world over for its expensive and luxurious yachts.

MARBELLA'S TOURISM

Marbella seems to mix together locals and tourists each year with absolute ease. Between the months of June and September, you can split Marbella in two and fully immerse yourself in the experience. You can hit the beach and the Old Town, while exploring the in between areas with designer shops, small designer boutiques, and fabulously traditional Spanish cafes - there are loads to choose from! In the winter months or out of season, Marbella is still incredibly vibrant with still more to enjoy for the whole family even!





PUERTO BANUS

PUERTO BANUS, THE CELEBRITY HOT SPOT

Just west of Marbella, and a short drive is Puerto Banus. This celebrity hot spot is world famous, yet it's historical lineage is incredibly brand new, well at least in European standards. Often referred to as the St. Tropez of Southern Spain, this port was developed in the seventies in a beautiful setting within the town of Marbella, by the local developer Jose Banús. If you're a sucker for views, Puerto Banus will impress with its beautiful setting and mountainous backdrop across the ocean. Each year this "millionaires playground" bursts with energy offering tourists high-end designer boutiques, some of the best restaurants in Spain, and glamorous nightclubs for an incredible night out. Puerto Banus is especially popular with wealthy Arabs and International celebrities.



PUERTO BANUS' GLAMOUR & YACHTS

Puerto Banus' most striking attractions include the modern 915-berth marina with some of the most luxurious yachts you've ever seen - we promise! Just at the port is the long strip of restaurants, bars, shops and nightclubs. In Puerto Banus, the restaurants serve up everything you could possibly crave, from amazingly delicious pizzas, traditional Spanish Mediterranean dishes, gourmet tapas and of course, international specialities. Don't forget to check out the designer shops, which include Gucci, Dior, Versace, Dolce & Gabbana, and Jimmy Choo. What really sets Puerto Banus apart from the rest is the stunning selection of glitzy beach clubs that lights up the picturesque coastline.

TOURISM IN PUERTO BANUS

Each and every year, Puerto Banus gains in popularity, and today has become a mix of jet set playground, combined with hen and stag party hang out. Only in Puerto Banus can you chill out sipping a cocktail, while watching the super rich on their luxury yachts and watch the Ferrari's and Lamborghini's drive by. Although small, Banus offers many facilities and attractions including amazing beaches on either side of the port.





NUEVA ANDALUCIA

WELCOME TO NUEVA ANDALUCIA

Nueva Andalucía is the largest neighbourhood in Marbella, and extends over several square kilometres. Nueva Andalucía is relatively quiet in the winter, but in the summer this neighbourhood bursts to life with many seeking an escape or holiday. It was created by Madrid developer José Banús Mas, who came to Marbella in 1962 and acquired the land. Construction of Puerto Banús began in 1965, it was inaugurated in 1968, and the main infrastructure of Nueva Andalucía was installed shortly afterwards. The area of Nueva Andalucía is perfectly situated with one of its biggest attractions being a large residential estate, with reasonable access to the highway and Marbella, as well as, only a short taxi ride home from the Puerto Banús. Visitors love the privacy Nueva Andalucía can provide, yet adore the easy access to the rest of the popular hot spots.



NUEVA ANDALUCIA'S GOLF VALLEY

Another popular name for Nueva Andalucia or a nickname if you prefer, is gold valley. Nueva Andalucia is home to five of the best golf courses on the Costa del Sol. Las Brisas Golf Course, Los Naranjos Golf Course, La Quinta Golf Course, Aloha Golf and La Dame Anoche Golf Course. The neighbourhood is popular with property buyers and those looking for long term rentals. You will see that quite a large percentage of the population in Nueva Andalucia is made up of permanent residents. This is mostly expats from the UK, Sweden and Germany along with some Spanish residents. Another point of quality entertainment is one of the two casinos is located in Nueva Andalucia. The Casino Marbella, housed at the Andalucia Plaza Hotel, opposite Puerto Banus, offers 72 slot machines, Texas Hold'em Poker, Roulette, Black Jack and more.

NUEVA ANDALUCIA TOURISM

Nueva Andalucia is so centrally located, you will find plenty to do and explore. For a slower pace, you can check out the Saturday morning street market. You just head to Puerto Banus and Centro Plaza where the large street market takes place between 9am and 2pm. Nueva Andalucia is perfect for sports enthusiasts as well, here you can practise tennis, paddle, golf or just head to the gym for that workout.



BENAHAVIS



BENAHAVIS, THE COSTA DEL SOL'S HIDDEN GEM

Only a short drive from Marbella, the village of Benahavis is one of the Costa del Sol's white washed villages, and truly a hidden gem. The village just happens to be one of the richest municipalities in Spain. This is thanks to a large number of high-end developments that surround this beautiful village. You'll find luxury golf resorts like La Quinta and the world famous La Zagaleta, a very exclusive gated estate which is home to many celebrities and high profile politicians. The village of Benahavis is small, and has a population of around 7500, but the municipality itself is rather large. But what makes Benahavis village truly special is its surroundings, which includes the famous river walk, wooded valleys and numerous mountain ranges.



BENAHAVIS' CHILL FACTOR

In the summer time, the population practically doubles in Benahavis. The village attracts a diverse range of tourists, but it is most popular amongst the young. Those looking for adventure, hiking, biking and swimming flock to Benahavis simply because it provides the perfect combination of all sporting trips. One of the most popular attractions of the village is the Guadalmina River Walk - even the locals make their way into the village during the hot summer months to cool off in the river, or join the hundreds swimming and walking the river bed for over 1km. More attractions include the lovely Parque Torre Leoneras park at the south end of the village, which contains the ruins of a medieval tower and large lake. The Montemayor Castle, built in the 10th century, is mostly ruined but still has several sections of the walls and the Queen's Tower intact. Views of the Costa del Sol from here are stunning.

NATURAL CHARM

We're not being bias nor are we exaggerating, there are few places on the Costa del Sol that enjoy such uninterrupted views of mountains, woodlands and rivers. In the village itself you will find well-kept narrow streets and squares, flanked by traditional Andalusian whitewashed houses. On Sunday's you will find one of the most popular markets on the coast, with its car boot sale stalls that attract buyers and sellers from all over the coast, making it a great Sunday morning activity.



SAN PEDRO



A LITTLE PUEBLO WITH LOT'S OF HEART

Only 10 minutes from the glitz and glamour that is Marbella & Puerto Banus, sits the small village of San Pedro. San Pedro was once a small fishing village, but expanded like most of the Costa del Sol in the 1970's; however, what makes San Pedro so incredibly unique is how it kept its Spanish heritage and even today in the 21st century, the small town holds true to its cultural roots. Even though Marbella and Puerto Banus are both modernised seaside resorts, San Pedro remains locked in time, with proud locals and lots of beautiful traditions. But, even though the village itself remains true to its history, this once quiet village is now bursting with modernised attractions, and getting the attention it fully deserves. The new boulevard, constructed in 2014 has revitalised interest, and properties around the beach front are in high demand.



SAN PEDRO'S MAIN ATTRACTION

In December of 2014, and much to the delight of the locals, the San Pedro Boulevard had its grand opening. So much happened in way of construction for San Pedro's main event including the construction of the new tunnel, making the flow of heavy traffic more manageable. The Boulevard's construction was unique, and many still marvel at it's architectural design. The boulevard provides the perfect backdrop for families, and of course those who enjoy long walks along the coast.

PERFECT FOR FAMILIES & FUN

For families with young children, the boulevard serves as a haven for exploration and play areas. The total area of the boulevard is 55,000m², and hosts six playgrounds with different designs and layouts. The largest playground measures in at an impressive 650m², and each playground is well maintained, making families feel safe. During the weekends, the boulevard comes to life with families, couples, friends and more, all converging and making their way through the many events which are hosted here. There is an outdoor amphitheatre that hosts performances and concerts all year long, but especially during festivals. There is also a cycle lane that travels the entire length of the boulevard.





INTERNATIONAL PROPERTIES

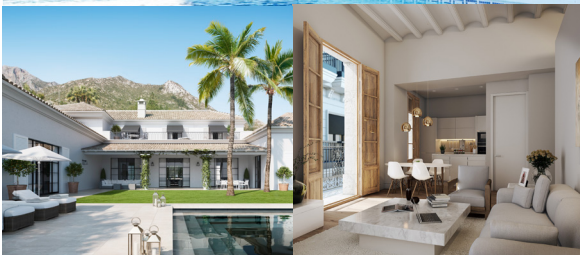


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EARN RENTAL INCOME ON THE COSTA DEL SOL

Owning a holiday home on the Costa del Sol, provides an excellent opportunity. You may not know it now, but your holiday property in Spain can provide a substantial income if approached the right way. This means, your property investments potential ROI can be more than you thought, as long as you have the right team promoting and marketing your property for rent in Spain.

Rental income not only covers the basic running costs like mortgage payments, community costs, and gardening costs just to name a few; but letting during peak seasons on the Costa del Sol, can more than recoup your running costs and mortgage combined. Again, depending on how you approach letting out your property in Spain, and provided you have the right platform to promote or market, will increase your chances.

THE LETTING SEASON

When it comes to most vacation hot spots around the world, it can be difficult to provide holiday accommodations, and earn a decent amount of money. However, on the Costa del Sol, things work a bit differently here. The reason for this is simple - plenty of sunshine. In fact, your pretty much guaranteed over 300 days a year of sunshine.

This type of weather, which Estepona and Marbella are lucky enough to have, comes from what's called a Micro-climate. Thanks to the mountainous range that surrounds the Costa del Sol or La Concha more notably, the heat simply stays in; therefore, we enjoy temperatures ranging anywhere from 10 degrees C, to 25 degrees during mid-day when the sun is high in the sky.





Apartments on the Costa del Sol, and penthouses tend to have year-round renting potential. However, villas large and small are rented out more during festival seasons. For example, Easter here on the Costa del Sol is usually booked solid for villa rentals. People book years in advance and usually come for Easter in Malaga with the entire family. So, it's only common a villa will be rented when families or large groups are involved. Christmas is also a popular period for villa rentals. However, if you can open up the market, and promote your holiday villa to the right audience, then the potential for villa rental income greatly increases.

Mibro International Properties is one such estate agency that can provide the marketing and advertising you need. If you wish to talk or get more information about our rental & management services, which includes promoting your rental accommodations on the Costa del Sol, please contact us, and remember, you are under no obligation to sign on with us.





PROPERTY MAINTENANCE



PREVENTION IS THE KEY

Being a property owner, whether you live in the property or rent it out to tenants can be tough at times and very time consuming. There is a high possibility that between caring for your tenants needs or family needs that you are letting the maintenance side of things slip.

Property maintenance may seem boring or not a priority at the time but ignoring it can have serious consequences later on. Not “nipping it in the bud” early on can not only prove costly later but actually can put lives in danger. Prospective tenants and buyer will automatically have more confidence in the owner if the house is kept in excellent condition.

Mibro provide a property management service to owners of homes. This service aims to ensure that the properties are cleaned and maintained to a high standard. In addition furniture and appliances are checked for safety and reliability.

We also have a sister company based in El Paraiso and covers areas from Estepona to Elviria. A fantastic reliable team and have over 30 years' experience, from total refurbishments and rebuilds to small DIY and Decorating and Painting no job too big or small.

SELLER'S GUIDE

Selling Property in Spain
The Complete Guide





SELLING YOUR PROPERTY, COSTA DEL SOL

If you are thinking about selling your home on the Costa del Sol, there are things you must remember and things you must consider. The current feel of the market is an important aspect to making a decision, as well as, how badly and fast you might want to sell.

If you want to sell your property super-fast, we're here to tell you that won't likely happen. Not to say we can't properly market your property and get it in front of the right people, but according to the property valuation company TINSA, through their research they found that typically it takes almost 10 months to sell and go through the entire process.





IS NOW THE RIGHT TIME TO SELL YOUR PROPERTY ON THE COSTA DEL SOL?

First, what is your motivation for selling? Are you looking to upgrade your home? Starting a family? Moving back to your homeland? Looking to make a profit? These are important questions worth asking and discussing.

Here's what we know - property prices in Spain are on the up. Many foreigners are looking to the south of Spain to buy holiday homes, second homes or just to relocated for all that sunshine. By first establishing the reasons, you will then be able to set expectations.

ESTABLISH THE ASKING PRICE

One of the first steps to selling a property in Spain is deciding how much to sell your property for. One thing is certain, and that is the property market on the Costa del Sol is very competitive, so getting a property valuation will help secure the right asking price. At Mibro, we provide property valuations and can list your property for sale.

GETTING YOUR PROPERTY 'MARKET READY'

We always help in the process, whether it be the buying process or selling process. We recommend getting your property market ready – this means fixing and sorting any repairs or cosmetic changes your home might need. Once your property is market ready, it's time to get the camera out. Take photographs, but make sure they are in high definition; ideally, we always use a professional property photographer ensuring the best possible images are marketed to potential buyers.

CHOOSING THE RIGHT ESTATE AGENCY

It is always recommended that you use an estate agency locally to help in the selling process. This would include the agency listing your property directly on their website. Then utilising the same marketing and advertising techniques used to promote other properties via social media or direct advertising and more. Finding the right agent can simply start by asking for recommendations. You can also search yourself and look for client testimonials. You should also know that there is no law against using one estate agent on the Costa del Sol, in fact, you should be listed in a few places.

Contact Mibro today and find out how we can help sell your property on the Costa del Sol.





THE SELLING PROCESS

When it comes to selling your property, the process is a bit easier than buying a property. That's because the buyer and their solicitor will end up doing most of the work. After having conducted the necessary due diligence checks, the lawyer for the buyer will prepare a deposit contract for you and the buyer to sign. Paying this deposit will ensure each party is committed to the deal and will specify a date for the full purchase. One super important thing to remember as the seller is if you renege on the commitment, you might find yourself obliged to pay your would-be buyer twice the amount of the deposit by way of compensation.

PAYING THE ESTATE AGENCY FEES

When selling a property in Spain, the general rule is that the seller will be responsible for paying the estate agent's fees, unless otherwise agreed prior to the sale. The fee will be built into the sale price, unless the buyer has agreed to cover the cost prior to sale.



CONTACT US

The team's experience in sourcing high quality Costa del Sol property for sale, particularly Estepona and Marbella has resulted in collaborations with agents from all over Europe who need assistance sourcing luxury villas in Costa del Sol for specialist clients.

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INTERNATIONAL PROPERTIES





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