

A smiling man and woman standing outdoors in front of palm trees. The man is wearing a light blue shirt and a tan blazer, and the woman is wearing a tan wrap-style top. They are both smiling at the camera.

# Mitchell's

PRESTIGE PROPERTIES

CELEBRATING  
**20**  
*Years*

**FAMILY**  
REAL ESTATE  
**BUSINESS**  
MARKS ANNIVERSARY

EXTENSIVE  
**NETWORK**  
OF CONNECTIONS

HELPING YOU FIND  
**A LUXURY PROPERTY**  
ON THE COSTA DEL SOL

SOTOGRADE

MARBELLA

MIJAS

FUENGIROLA

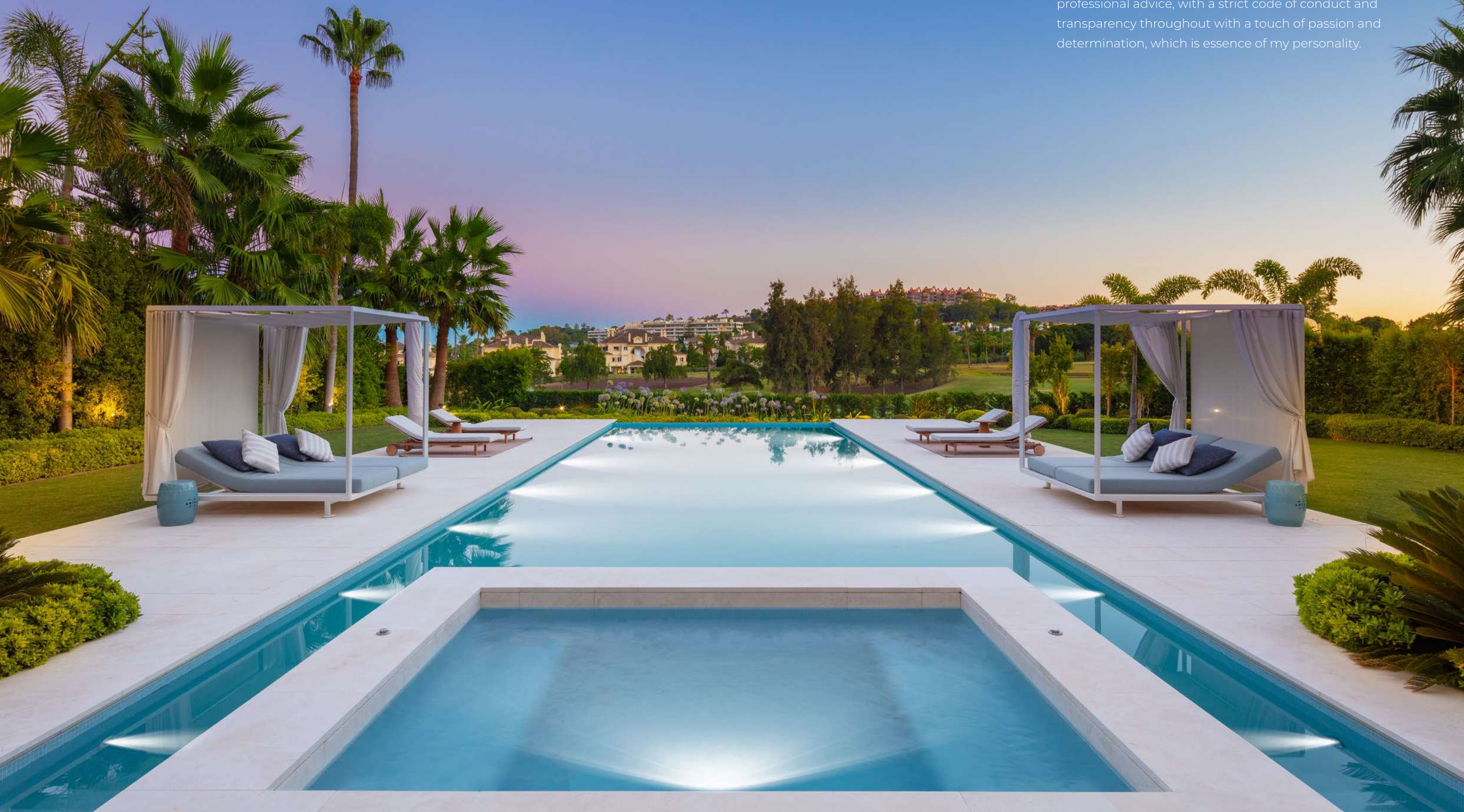


# *Our Philosophy*



## TRANSPARENCY, TRUST AND COMMITMENT

Focused always on providing wise, objective and professional advice, with a strict code of conduct and transparency throughout with a touch of passion and determination, which is essence of my personality.





# CONTENTS

WHO IS MITCHELL'S PRESTIGE PROPERTIES?	6	EXCLUSIVE LISTING - BEACHFRONT MARBELLA	28
WHAT MPP CAN DO FOR YOU	8	VISTA LAGO	30
GUILD MEMBERS	9	RENOVATION PROJECTS	32
LIGHTS, CAMERA, ACTION	9	LOOKING TO SELL YOUR PROPERTY?	33
WHY CHOOSE THE COSTA DEL SOL	10	FOR SALE - VILLA SUNRISE	34
IT'S ALL ABOUT THE NETWORK	12	SPAIN'S SECRET PLAYGROUND	35
WHY DO YOU NEED A LAWYER?	14	OUR FAVURITE PLACES TO VISIT	36
GOLDEN VISA	15	WEALTH TAX IN ANDALUCIA	40
NEW DEVELOPMENT V RESALE PROPERTY	16	NON-RESIDENT TAX RETURNS	41
SOLD - ELVIRIA VILLA	18	COSTA DEL GOLF	42
SOLD - VILLA ZORRO	19	SOLD BEACHSIDE VILLA	44
MITCHELL'S AREA COVERED	20	FOR SALE - VILLA BRISA	45
OUR FAVOURITE RESTAURANTS	22	NEW TO THE MARKET	46
BUYING COSTS	25	FOR SALE - DUNIQUE MARBELLA	47
NEW DEVELOPMENT - LOS GRANADOS	26	FOR SALE - SOUL MARBELLA	48
5 STEPS TO BUYING A PROPERTY IN SPAIN	27		



CELEBRATING 20 Years

# Welcome

Back in 2003, I founded my own agency – IPP SPAIN SL. This year I am celebrating 20 years in the business as a highly professional real estate agent. What an amazing feeling!



DIXIE MITCHELL

In 2014 I was delighted to have my son Alex join the company to make it a truly family run business. He has been instrumental in growing the agency.

Alex has since become responsible for operations at IPP SPAIN and the agency has sold huge amounts of properties throughout the coastal and inland areas of southern Spain. IPP SPAIN continues to operate successfully and I have no doubt will for the next 20 years.

In 2020 I decided to elevate our business to another level by creating a luxury brand using the family name. Mitchell's Prestige Properties (MPP) was born.

The Mitchell's brand is focused on high end, value properties primarily located between Marbella and Sotogrande.

In June last year, we opened the Mitchell's office in El Rosario, Marbella. The agency has already enjoyed substantial success and we are looking forward to working with more and more of our MPP clients to find their ideal luxury properties in the coming years.

We are delighted to release this magazine to mark our 20th anniversary in the real estate business here on the Costa del Sol. Please enjoy! And we can't wait to work with you to find your new home, holiday home or real estate investment here in southern Spain.



**IPP SPAIN**  
Avenida Las Gaviotas, Local 1,  
Lance del Sol, 29640,  
Fuengirola, Málaga  
+34 951 26 20 50  
alex@ippspain.com  
[www.ippspain.com](http://www.ippspain.com)



**MITCHELL'S PRESTIGE PROPERTIES**  
Calle Rosemary 3, Local 2, El Rosario  
29604, Centro Comercial Nuevo  
Rosario, 29604 Marbella, Málaga  
+34 677 43 37 28  
dixie@mitchellspp.com  
[www.mitchellspp.com](http://www.mitchellspp.com)



# WHO ARE MITCHELL'S PRESTIGE PROPERTIES?



Mitchell's Prestige Properties, Marbella based Real Estate agency which was established at the end of 2020 to look after and provide a quality service for a fast-growing market of luxury property buyers on the Costa del Sol.

Dixie and her team were determined to buck the 'doom and gloom' mood that was hanging over businesses across the world after the COVID 19 pandemic two years ago and launched a luxury real estate brand.

If you are investing a substantial amount on a property then you expect a certain service. I wanted to use my experience and my network of professional contacts to guide our clients throughout every aspect ensuring they have the very best professional experience of Real Estate on the Costa del Sol.

That was when Mitchell's Prestige Properties was established. The team works from Marbella to Sotogrande with buyers who are looking to find luxury second home, investment properties or a home where they can relocate their families to the Costa del Sol.

## Why use Mitchell's Prestige Properties?

*Quality. Service. Experience  
Trust. Knowledge.*

These five words sum up why Mitchell's Prestige Properties should be the 'go to' agency for luxury property buyers in Marbella, Puerto Banus, Benahavis and Sotogrande.





# WHAT MPP CAN DO FOR YOU

**Our highly trained multi lingual professional staff will attend to your every requirement throughout the buying or selling process**

## IF YOU ARE A BUYER

First, we will establish the type of property and location you desire.

Once your criteria has been established we will then send you information on properties which meet that criteria. You then select the properties you wish to view and we will arrange either a visit or a virtual tour with you.

Once you have chosen your preferred property the buying process can begin with the following steps:

- Reservation Deposit- to show good intent and for the vendor to take the property off the market, a small reservation deposit is paid.
- Due Diligence – once the property has been reserved your lawyer will carry out due diligence to ensure that the property can be transferred to the new owner.
- Private Contract (Formal Sale and Purchase Agreement) At this point the buyer will pay a 10% deposit and all the conditions of the sale will be specified in this agreement. A date will also be set at this point for a final completion and hand over of keys.

Throughout this process MPP will liaise with you and all relevant parties to ensure a smooth transaction.

## IF YOU ARE SELLING YOUR PROPERTY

It is testament to the quality of service we give to our clients that many come back to us years later when they want to sell.

Mitchell's Prestige Properties are in the perfect position to sell your property for the following reasons:

- Huge Exposure for potential buyers.
- We belong to 2 networks with hundreds of other agencies and therefore your property will be exposed to all the potential buyers that any agency has.
- As well as the domestic market, we also have potential buyers from all over the world.
- We have multilingual staff covering most languages.
- We have an in-house professional photographer to provide a wide selection of quality pictures/videos of your property.
- If you choose to advertise with us exclusively, we can arrange a Matterport 3D virtual tour of the house and showcase the property with an open house event.

Whether you are buying or selling MPP are able to provide wide selection of essential services, these include:

- Obtaining NIE number- your tax identification number. A requirement to all foreign buyers.
- Opening Bank Accounts.
- Utility contracts.
- If required Power of Attorney.



# GUILD MEMBERS

Mitchell's Prestige Properties is delighted to have been granted membership of the Guild of Spanish Property Professionals.

The organisation is designed to strengthen, maintain and improve standards within the property market in Spain, by connecting real estate buyers to a network of accredited industry professionals.

Mitchell's Prestige Properties is also bound to adhere to a strict code of practice, which ensures the highest levels of service and professionalism are shown at all times within the real estate industry in Spain.



## LIGHTS, CAMERA, ACTION

Mitchell's Prestige Properties has been profiled on the hugely popular British holiday home hunting show A Place in the Sun.

Dixie was approached by the legendary Channel 4 show last year. She spent a day filming with presenter Jasmine Harman at a stunning and very traditional €2m villa in Benalmadena. The episode featuring Dixie and Mitchell's Prestige Properties was aired at the end of 2022.





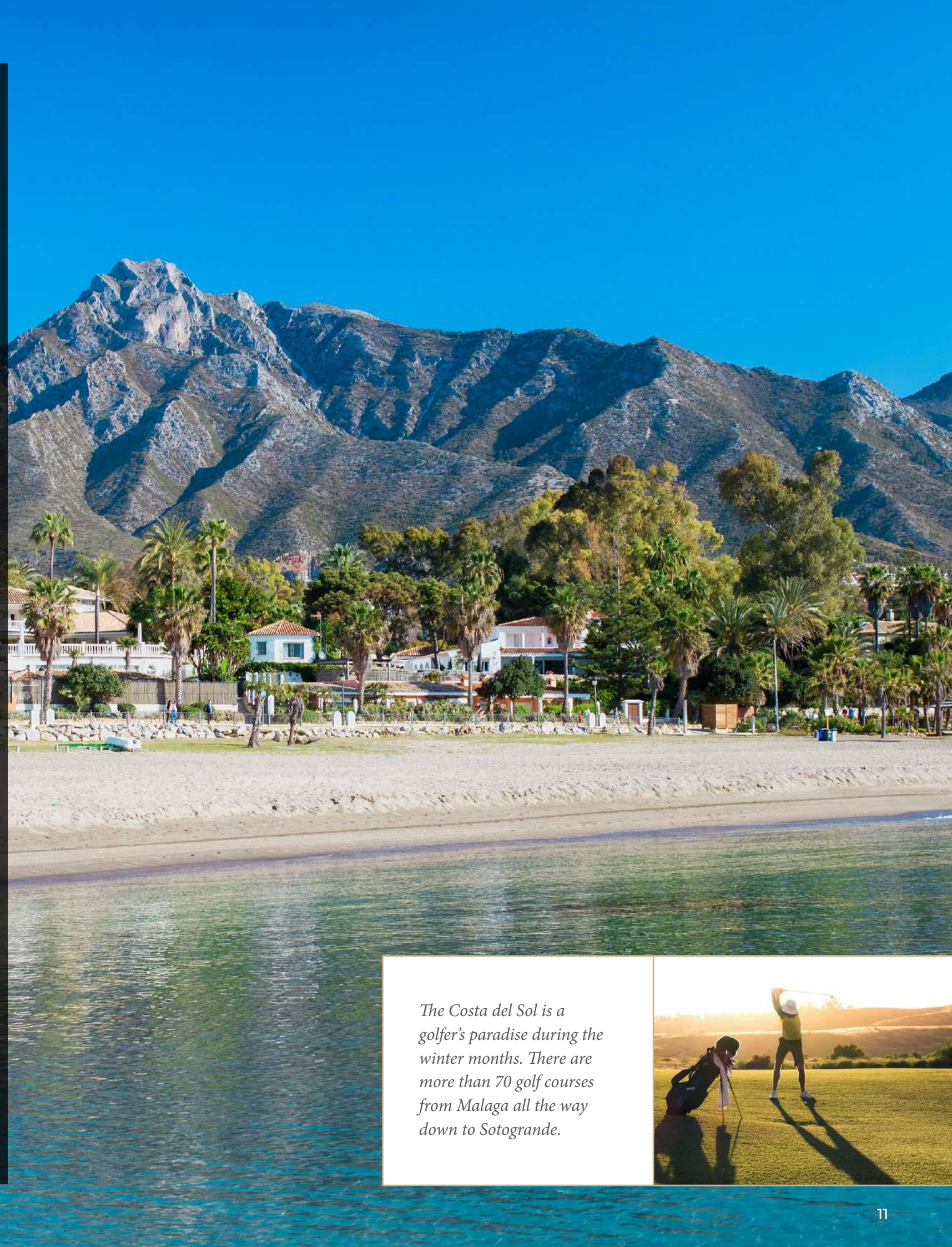
# WHY CHOOSE THE COSTA DEL SOL

**It is a dream of so many to own a holiday home in a warm climate on the Mediterranean. Others are searching to find a property that can give them a second income and a great return on investment. Then, with the change in working practices after the pandemic, many are looking to relocate to warmer climes than their native countries.**

There are many different reasons why people buy property on the Costa del Sol. But why choose the Costa Del Sol instead of other parts of Southern Spain or Portugal?

*There are some key facts to bear in mind when choosing the area to buy in...*

- Malaga airport is a globally linked hub with flights to all parts of Europe year-round. Many airports in the other touristic areas of Spain and Portugal operate seasonally and flying in and out in the winter can be a challenge.
- The Costa del Sol has many traditional established towns like Fuengirola, Malaga, Marbella and Estepona, which makes it a vibrant area to visit, eat and drink all year round. The parts of Spain and Portugal that are more package holiday focused tend to be a lot quieter during the winter.
- On the Costa del Sol, most shops, bars and restaurants and beach restaurants are open all year round from Malaga all the way down to Sotogrande.
- The weather is a key reason for people wanting a holiday home and the Costa del Sol enjoys one of the world's best year-round climates.
- Malaga city, the capital of the Costa Del Sol, is a thriving, forward looking cosmopolitan city. Recent international surveys have placed Malaga amongst the finest cities in the world.
- The Costa del Sol gives amazing accessibility to the rest of Spain, Europe and Africa. It is only two and half hours by train from Malaga to Spain's capital Madrid. You can reach the beautiful city of Sevilla in just two and a half hours. You can travel to Barcelona and all of the way through to the rest of Europe from Malaga's Maria Zambrano station.
- From Sotogrande, the beautiful old town of Tarifa is about 45 minutes away. From Tarifa you can jump on a ferry and be in Morocco in North Africa in less than half an hour.
- The Costa del Sol is also a golfer's paradise during the winter months. There are more than 70 golf courses from Malaga all the way down to Sotogrande.



*The Costa del Sol is a golfer's paradise during the winter months. There are more than 70 golf courses from Malaga all the way down to Sotogrande.*





# IT'S ALL ABOUT THE NETWORK

Sometimes it is not what you know, but who you know.



**DIXIE  
MITCHELL**

Dixie has been working here on the coast for 20 years and during this time she has built an impressive network of individuals and companies who can help our clients with every aspect of the buying or selling process.



**JOSÉ MARIA  
MONTERO  
URIARTE**

José Maria Montero Uriarte is a lawyer who has been working with Dixie for many years. He offers our clients a preferential rate on their legal fees.



**DOMINIQUE  
ALEXANDRA  
FORSSTRÖM**

The super talented Dominique Alexandra Forsström worked for one of the leading interior design companies in Europe. She now has her own business, Alexandra Studio, and works alongside many of our clients to transform their homes into beautiful masterpieces. You can see some of her work in this magazine.



**ALEJANDRA  
DURÁN**

Although I was born in Uruguay, I consider Spain as my second home since I have been living here for more than 20 years. Having been involed in Home staging for many years I soon discovered Real Estate was a passion I had for and have been very succesful combining both.



**MARÍA  
GUADALUPE  
SÁNCHEZ  
SOUTO,  
"LUPE".**

I'm from Argentina and I've been living in Spain for 3 years and a half. My background is in accountancy and I have been working for more than 20 years in the organization and administration of different businesses. I joined the company over a year ago and am in charge of the Adminsitration and After Sales Department Providing the best service to the clients is my motto, it´s a very rewarding job and feel very happy to be part of this team.



**LOLA  
PASTOR**

"I'm the team photographer and also responsible for social media and blog content. I started studying photography at the Apertura school in Malaga at the age of 20 and 4 years later they gave me a scholarship to study photography in Madrid at the Too Many Flash School of Photography. Since then, I have been self employed and have worked for photographic studios, focusing on diverse types of photographs. You can always find me close to a camera and ready to get the best content. I've always liked photography and as a teenager I always carried a camera with me. Constantly learning and growing. I love my work."



**ALEX  
MITCHELL**

Born in the UK and since school age on the Costa Del Sol and from a very young age had an entrepreneurial mindset. In my early teens I created my own website for buying and selling surf merchandise and in my early twenties I developed and later sold a successful fast-food business. I have been working in the family real estate business since leaving school and have recently been made Head of Sales & Marketing at the Fuengirola office. Outside of work I am a very keen sportsman and have won competitions in Volleyball, Padel and Surfing.



**JULIAN  
FULLER**

A resident of Marbella since 2009, Julian brings to the team more than 20 years of consultative sales experience and a great knowledge of the coast. Loves being part of the team and building lasting relationships with his clients. Speaks English and a moderate level of Spanish.



**TIM  
WHEELWRIGHT**

I relocated from the UK to the Costa del Sol with my young family in 2016, after my wife gained a teaching position at one of Marbella's leading International schools. I was keen to work at a forward thinking real estate company with integrity. I bought a Spanish home from Dixie which led to a job working at Mitchell's Prestige Properties. I have a degree in Estate Management and pride myself on a totally client focused approach.

“ ”

*After I bought my house Mitchell's even made a point of setting me up with all the utility companies, as they knew I would struggle not being a Spanish speaker. They never asked for a fee for this and it is typical of their generosity and willingness to go over and above what is expected.*

Glenn Harrold, London

**It doesn't stop there. We can also introduce you to:**

- Mortgage Brokers
- Banks
- Construction
- Gestoria - Tax and Accounting Services and Spanish Residence Application
- **Sabadell cajasur**
- Qualified Electrician
- Architects and Technical Architects
- Landscape Gardening
- Cleaning companies

*And the list goes on. Be assured that through our network of local service providers we can refer you to some of the best professionals on the coast.*



# WHY DO YOU NEED A LAWYER?

Having an experienced lawyer working alongside you could literally be a deal breaker.

- Is the property legal?
- Are the square metres legally declared?
- Are the property borders correct?
- Is the paperwork in place to allow you to rent out the property?
- Are there any debts against the property?

These are just some of the issues the lawyer will be looking for during the 'due diligence' period of the sale after reserving the property.

Once due diligence is done, they will work with the vendor's lawyer to draft the private contract, ensuring that you are fully protected every step of the way.

If you wish your lawyer can act on your behalf with a POA (Power of Attorney)- This way your lawyer can sign and take care of all essential paperwork requirements for you. Which include transfer of utilities, property taxes and applying for NIE, your Spanish tax identification number.

Lawyers' fees for conducting the legal work normally range between 1 to 1.5% of the purchase price. If you wish to use the lawyer that has represented the vast majority of our clients over many years, we are happy to refer you to him. You can find out more about him in our network feature.

“

*We were introduced to a very valuable series of banking and legal connections too that enabled us to further cut through the unknown and save valuable time and energy. We cannot vouch highly enough for Mitchell's real estate in Marbella. Amazing job all.*

Courtney - Luxembourg

# GOLDEN VISA

## WHAT IS THE GOLDEN VISA?

**The Golden Visa for Spain is a residence visa issued to a non-EU national who intends to make a significant investment in the Spanish economy. The visa offers the holder and their family members residency in Spain and visa free access to the Schengen Zone.**

### How to obtain it:

As long as you invest 500.000€ (taxes not included) in Spanish real estate, the golden visa will be yours. It is to be noted that such a sum does not have to be invested into one single property, yet can be divided into several units.

One key point to note is that the Golden Visa states that the investment must be to the amount of €500,000 per person. Therefore, if a purchasing a property to the value of €750,000, 75% of the property (€500,000) must be in one person's name for them to qualify for the Golden Visa. It is basically 500,000 Euros investment per person.

The golden visa has increased in popularity since Brexit, not only will you be investing in a beautiful property in one of the most desired locations of Europe, but you will also be free to travel to other incredible places. A small price to pay for such a life-changing document.

*\*please note that there are other options, this one is the one related to property investment.*

### What are the benefits ?

You can travel visa-free to all Schengen Zone countries for up to three months in a six-month period, as can your family members.

You will just need to visit Spain once per year in order to renew it, avoiding the need to become a tax resident in the country (hence being able to enjoy better tax conditions)

You do not have to live in Spain to renew the residence permit – but you can if you want to. However, if you do, you become eligible for permanent residence after 5 years. And able to apply for citizenship after 10 years of residence

You can work and live in Spain legally. The Spanish health and education systems are opened for you to enjoy and make use of.

You can bring your family members with you (spouse, children, and dependent parents)

Please do get in touch and we would be delighted to discuss further and work out the best solution for your individual circumstances.



# NEW DEVELOPMENT V RESALE PROPERTY

Firstly, consider if you wish to invest in a new build (off plan) or a property that has been previously been owned (resale) . Here are some factors to consider...

## New Development (Off Plan)

- ✓ Brand New Build
- ✓ Builders Guarantee (10 years)
- ✓ Built to Current Standards
- ✓ New appliances
- ✓ Facilities like co-working spaces, spas and gyms
- ✓ 10% IVA (vat tax )
- ✓ Method of Payment – Normally a 30% payment and balance at hand over of keys. This could be attractive for many investors.

“

*We had great experience working with Mitchell's Prestige Properties. They took their time in understanding our needs and based on our criteria they designed our visit in Marbella with showcasing for our holiday home.*

Jatti & Bobby - London

## Resales (Previously Owned Properties)

- ✓ 7% tax (Transfer Tax)
- ✓ Completed and ready for occupancy
- ✓ The community is already built and established
- ✓ Prices are usually negotiable
- ✓ The landscaping is mature and established
- ✓ Location is matured and fully developed



SOLD



# ELVIRIA VILLA

## EAST MARBELLA



SOLD



# VILLA ZORRO

## MARBELLA GOLDEN MILE











*Mitchell's state that once you are a client it is for life and not just one transaction and it is absolutely true. No problem is too big and they genuinely love to help and make their clients happy.*

Steve, Danni, Henry & Charlotte - Lancashire

# Our favourite Restaurants

It's not all about the beaches in Marbella. We have some gastronomic delights to enjoy. Here is our guide to some of our favourite places in the area.



## ▲ LA SALA BANÚS

This famous bar and restaurant is the only one in Marbella that offers live music seven days a week, and all day on a Sunday. La Sala prides itself on quality food and an amazing experience. They offer Bottomless Brunch at the weekends, a set lunch menu, Sunday lunches, an exquisite steak menu and a comprehensive vegan and vegetarian menu. They also have Happy Hour every day of the week and some of the best tribute acts in the world.

Open: 10am to 2am  
Calle Juan Belmonte, Puerto Banús  
+34 952 814 145



NOTA BLUE

## NOTA BLUE

Nota Blu was created by Zazou Belounis. It is the height of sophistication and offers refined and tasty food that you would expect from a top French eatery. Head chef Fabian Cangas creates a menu of quality traditional French cuisine with influences from around the world and a delightful modern twist.

The restaurant, which also has a wonderful piano bar, is elegant and the architecture impressive, matching the exquisite food perfectly to make it a dining experience to remember. You can dine in or on their large outdoor terrace. And, there is an option



LOBITO DEL MAR

to join the restaurant's private members club – The Blu Bar.

Open: 7.30pm to 1am  
Cam de la Cruz | +34 951 55 27 27

## LOBITO DEL MAR

No Marbella restaurant guide would be complete without something from the renowned Michelin Chef Dani Garcia. Lobito del Mar is one of the best fish restaurants in town, located on the famous Golden Mile.

If you are a fish and seafood fan, then the menu will delight. From fried clams and salmon tartare to 12 dishes devoted to famed local delicacy - Cadiz tuna. Look out for the special dish of the day. The wine list offers 450 kinds of wine from all over the world and the sommelier will help you match them with your chosen dishes.

Open: 1pm to 6pm & 8pm to 12am  
Av. Boulevard Príncipe Alfonso de Hohenlohe, 178 | +34 951 554 554



## ▲ BREATHE

Air is an outdoor, glamorous rooftop bar with panoramic views from Breathe – one of Marbella's most fashionable restaurants in Puerto Banús.

It has water features, green areas, aquariums, comfy sofas and views across Marbella and the stunning La Concha Mountain. What a place to relax!

It is the perfect place to start an evening ahead of dinner at the famous Breathe. But if you only want snacks at the bar, then you can select some exquisite sushi to go with your craft beer or the wide selection of wines.

Open: 7pm to 2am  
Calle Los Lirios | +34 952 036 494

## SEA GRILL AT PUENTE ROMANO

Sea Grill is part of the iconic Puente Romano beach resort. The fine dining restaurant looks out on to the stunning shores of the Golden Mile.

The restaurant is open from 7am every day for gourmet breakfasts and all the way through to 1am. There is always some sort of entertainment, with a DJ creating the atmosphere at lunchtime and live music with dinner. If you like fish and seafood, then this is a MUST VISIT when you are in Marbella. The extensive menu offers anything from salads to paella at lunch to an array of international cuisine in the evenings.

Open: 7am to 1am  
Puente Romano, Bulevar Príncipe Alfonso von Hohenlohe  
+34 952 820 900

## CASANIS BISTROT

Casanis Bistrot is a hugely popular restaurant. It is set in a 150-year-old house on one of the narrow streets of Marbella Old Town. You can choose to dine in front of the restaurant on the Old Town street and take in the atmosphere, in the cosy, bougainvillea flanked courtyard or inside the traditional French chic bistrot.

Vegetables for local dishes are grown in the restaurant's own garden and there is always a 'fish of the day' dish. The restaurant also boasts an extensive wine list, which includes around a hundred wines.

Open: 7pm to 12am  
Calle Ancha, 8 | +34 952 90 04 50



SEA GRILL



CASANIS BISTROT





#### MONKEY CLUB

This vibrant fine dining restaurant and cocktail bar is located in the tropical setting at the heart of the Puente Romano resort. The menu is a celebration of the very best of international cuisine. From Japanese Gyozas, Italian Gnocchi and Lebanese pizza to Wagyu burgers or Spanish Galician steaks – the choice is a delight for foodies everywhere.

Open: 7pm to 12am  
Puente Romano, Boulevard  
Príncipe Alfonso von Hohenlohe  
+34 951 607 018

There are also some fantastic bars outside of the Marbella area. Here are a few of our favourites:

If you are craving an Italian fix, then **Mia's Pizzorante Gourmet** on the seafont in Torreblanca, Fuengirola is definitely worth a visit.

**La Cupula Lounge** in Benalmadena Pueblo is only open during the summer as it is an open-air restaurant, but it is worth a visit. There is live music at the weekend



and the views are spectacular over Benalmadena bay.

**Picoteo** and **Charolais** Restaurants located in Fuengirola Center offer fine Spanish cuisine. And both offer an incredible selection of wine



with more than one thousand references.

The famous Higuerón Estate boasts the Michelin star restaurant **Sollo** by chef Diego Gallegos, which is located in the five-star Hilton hotel.



# BUYING COSTS

The costs for buying property in Spain are slightly different, dependent on whether you are buying a brand-new property from a developer or a previously owned property which has been deeded. We call them Resales properties.

Here is a quick overview of the different costs involved. Don't forget that we will walk you through these costs.

#### Resale properties:

Transfer Tax (ITP) 7% – this is currently a flat rate to encourage growth in the Andalucía region.

#### New Properties from Developers:

IVA 10% of price agreed (VAT) and

Stamp Duty (AJD) 1.2% (this is currently reduced from 1.5%) .

#### Rest of other costs below are the same for Resales or New Developments:

Notary and Land Registry Fees - No more than 0.25% of the asking price for both - If the sale of the property is above 1 million, the percentage would be lower.

Legal Fees- 1% -1.5% of the asking price.

Mortgage Fees- if you decide to buy the property financed by a bank in Spain you will have to organize a valuation, the cost of this varies from 500€ - 2.000€.

The rest of costs for deeding the mortgage are paid by the bank.

Property Survey - It is advisable to instruct a property surveyor to check the current state of installations of the property. The cost of this ranges between 500€ - 2500€ depending on the size of the property and the amount of work required. This cost is usually covered by the buyer.

Survey is not needed when purchasing a brand new property as you will receive a builders guarantee (Seguro Decenal).

Bank Charges- Transactions of purchase in Spain are usually paid by "Cheque Bancario" (Bankers drafts) which is issued by your bank. The banks charge a fee for issuing these cheques so check with them.

Spanish banks also charge fees when you are transferring large sums of money between countries and/or in other form of currencies. It is highly recommendable to use a currency exchange company who will offer you the best rates on the market and also save you from high transfer costs.



NEW DEVELOPMENT

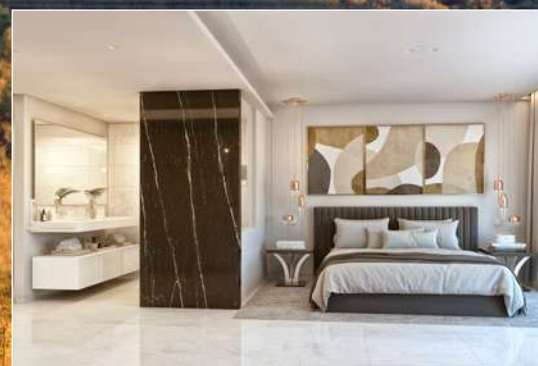
# LOS GRANADOS MARBELLA

prices from **1.595.000€**

This is the best community in Marbella, spectacular views, 24 hour security, gym, co working space, indoor pool and much more! This particular phase will be ready in March 2024 but we have some key ready apartments and penthouses. Located in the highest plot with spectacular views!

Granados provides sixty contemporary apartments across an ensemble of 6 buildings. Featuring open-plan 2 and 3 bedroom apartments and penthouses, all with exceptional panoramic sea views. Designed with organic lines, each building nestles into the surrounding landscape.

Each apartment will include interior finishes by Porcelanosa, a worldwide leader in innovation and quality. Granados has a private outdoor pool with lush gardens.



Clients approach us every day asking for help in finding the right property for them. But what is the process for buying a property here in Spain?

Did you know that it is very different to house hunting in other countries. We have access to every single property available for sale on the coast, so you don't have the hassle of hopping from agency to agency to find the right property. All agents collaborate with each other.

You give us your criteria and then we will use two different portals to search out the properties that fit your requirements. Once you have selected the ones you like, we can set up the viewings. Can you imagine wanting to see 10 different properties in different areas up and down the coast, and all with different agencies? It is a logistical nightmare and it would certainly take the shine of your Spanish house hunting break. Once you have done the fun part and selected the properties you want to see, we will sort out of the logistics.

## 5 STEPS

### TO BUYING A PROPERTY IN SPAIN

When you find the right property for you, the five key steps are...

- 1 We will draw up a reservation contract which formalizes your serious intent of purchase.
- 2 You will pay a reservation deposit. Proof of the transfer of this deposit will take the property off the market.
- 3 Your lawyer will carry out due diligence on the property. This is to ensure the purchaser that the property is in correct legal order. We usually allow two to three weeks for this.
- 4 Next is the private contract. (Sale and Purchase Agreement) at this point 10 to 20% of the purchase price is paid to the vendor. The private contract will contain all the terms and conditions of sale, including any special clauses or inventory.
- 5 Completion and hand over of keys at the Public Notary with your choice of lawyer.

It is worth considering setting up a Power of Attorney (POA). With your POA your lawyer will be able to take care of transferring utilities, and community payments and all related property matters for your home in Spain. Including signing at the Public Notary on completion day if you are unable to get to Spain.

There you have it. It always helps to understand the process as you embark on your house hunting journey in a new country.



FOR SALE



# BEACHFRONT MARBELLA

beds	5
baths	5
built	478m <sup>2</sup>
plot	1.016m <sup>2</sup>
price	4.950.00€

Magnificent front line beach villa, with fantastic views overlooking the Mediterranean Sea.

This amazing villa has been decorated to a high end designer standard throughout, with luxury fixtures and fittings. Distributed over 4 floors with a lift, there are five bedrooms, five bathrooms and an extra guest toilet, two fully fitted kitchens and a separate studio apartment.

The villa has garage parking for three cars and driveway parking for an extra five cars.

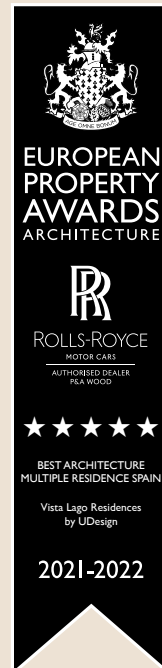
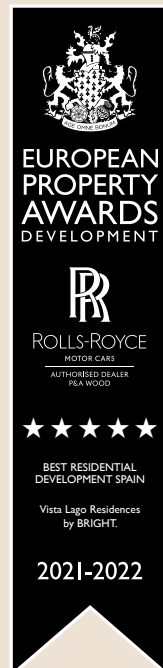
All licenses granted by the Marbella Town hall.





# VISTA LAGO

VOTED WORLD'S  
RESIDENTIAL BEST  
DEVELOPMENT AT  
THE INTERNATIONAL  
PROPERTY AWARDS



A luxury development of 18 design-led sustainable villas in the exceptional location of Real de La Quinta, where the views towards Gibraltar and Africa are arguably among the best in the world. The setting is unique, with Marbella's iconic La Concha mountain on one side and the exclusive La Zagaleta Country Club & Golf estate on the other, bordering a UNESCO biosphere reserve and just a 15-minute drive from Marbella.

These are innovative and environmentally sustainable villas that are an integral part of the land upon which they were built.







# RENOVATION PROJECTS



**Have you considered buying something which has huge potential that can be transformed into exactly what you want?**

If you have a strict criteria you don't want to compromise on, then this could be the perfect option.

Renovating an existing villa, townhouse or apartment can be a fantastic way of transforming the property into exactly what you want.

Then, MPP are able to connect you with tried, trusted and reliable professionals.

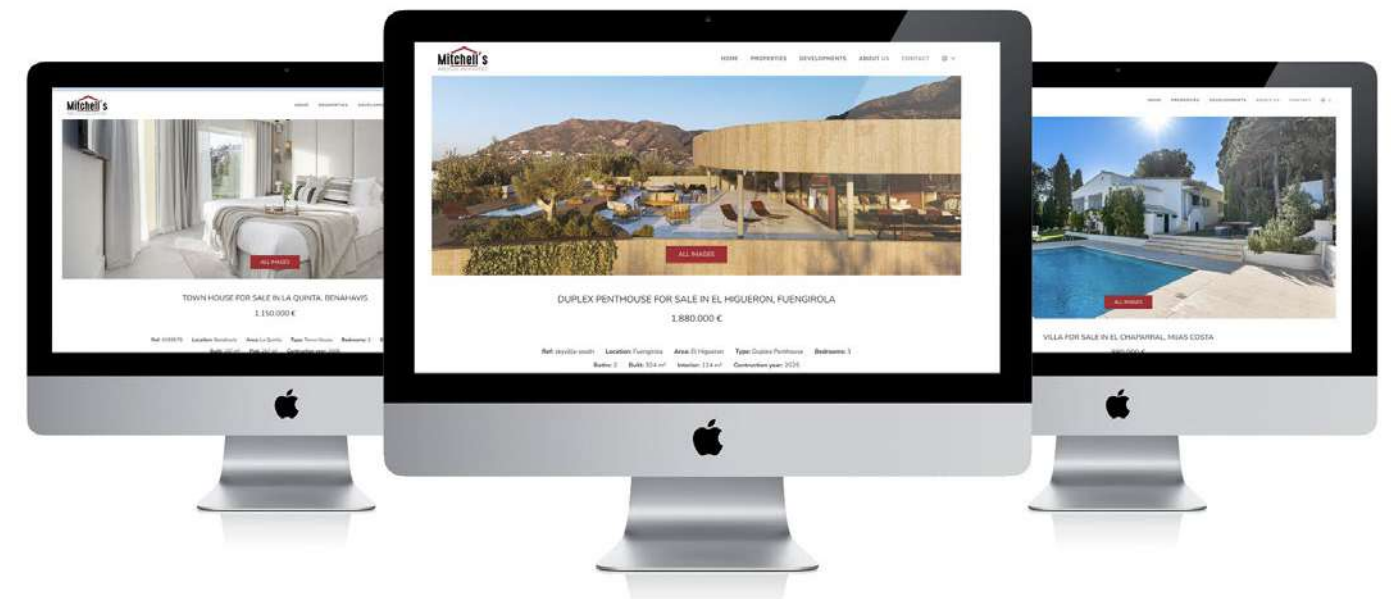


Dixie's husband has project managed many reforms on behalf of the agency's clients over the last 20 years and is able to provide references from many satisfied clients.



# LOOKING TO SELL YOUR PROPERTY?

Why would you sell with us? We think it is testament to the quality of service we give to our clients when many come back to us years later when they want to sell to either downsize or upgrade their homes.



The most important aspect is that our clients know that they will be looked after in an honest, transparent and personalized way. Maintaining constant communication throughout every stage of the process. And that we will sell their property as quickly as possible and at the right price.

Here is why our agency is in the perfect position to sell your villa, house or apartment...

- We have potential buyers from all over the world, including locals or Spanish buyers looking from Madrid or Barcelona.
- We have multilingual staff who are able to communicate in many different languages.
- We advertise on several leading international web based platforms, giving maximum exposure to your property.
- All clients are carefully qualified to ensure we are not wasting anyone's time.
- We have an in-house professional photographer, so you don't have to pay extra for pictures to showcase your property.
- Drone license to capture external photographs and video.

- Belong to a network of more than 400 real estate agents who are looking for properties for their clients, so the exposure for your property is huge.
- If you choose to advertise with us exclusively, we can arrange a matterport 3D virtual tour of the house and showcase the property with an open house event.



*It was a fantastic experience purchasing my first Spanish property from Dixie, along with their son Alex went to great lengths to make the process of buying a property abroad a very positive experience. Their focus is very much on getting it right for the customer.*

Glenn Harrold - London



FOR SALE

# VILLA SUNRISE

## SIERRA BLANCA MARBELLA



beds	6
baths	7
built	1.046m <sup>2</sup>
terrace	206m <sup>2</sup>
plot	2.084m <sup>2</sup>
price	8.750.000€

A high-quality family home in the exclusive and gated Sierra Blanca community above Marbella's Golden Mile.

This classically styled property enjoys views of the Mediterranean Sea from a generous south facing plot of over 2.000 m<sup>2</sup>.

Villa Sunrise is built across three floors, featuring a large living area with an open fireplace, a dining room and a fully-fitted kitchen with breakfast bar. Enjoy comfortable surroundings with underfloor heating and air conditioning throughout.

On the first floor, there are four en suite bedrooms with an open terrace to soak in the sea views. The master suite has plenty of built in storage and an en suite bathroom. The basement is fully equipped for any family, featuring a large gym, games room and sauna, with parking for several cars. The home resides in beautifully kept tropical gardens, with a gazebo and lagoon style swimming pool.



# SPAIN'S SECRET PLAYGROUND

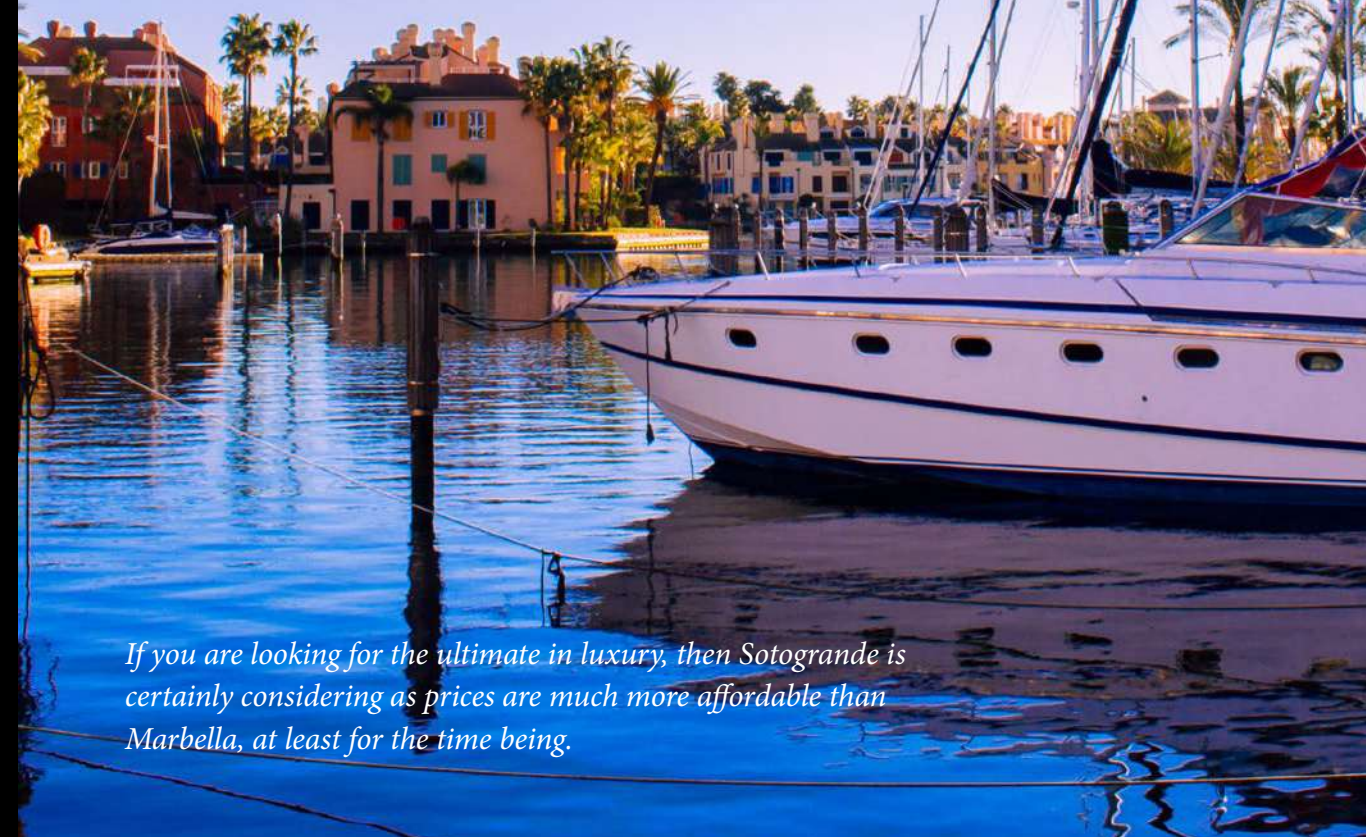
## FOR THE SUPER RICH

**Sotogrande was made famous as the iconic playground for the rich and famous back in the swinging sixties.**

Filipino-American businessman Joseph Rafael McMicking created Sotogrande - the largest privately owned residential development in Andalucía. He wanted to design a community that would give its residents every luxury they could possibly need at their fingertips. They have beautiful rugged and wild beaches, with exclusive beach clubs, luxury hotels, tennis and royal yacht clubs, the best restaurants, Polo and Spain's best golf Course, Real Club Valderrama which hosts The Volvo Masters.

Sotogrande is one of the most exclusive places in the world to live, yet many people are not aware of this, as it's remarkably low-key.

When it comes to property, Sotogrande offers something for everyone, marina apartments, townhouses, traditional Andalucian homes, modern and contemporary new projects, like La Reserva de Sotogrande, an exquisite Andalucian paradise.



*If you are looking for the ultimate in luxury, then Sotogrande is certainly considering as prices are much more affordable than Marbella, at least for the time being.*



# Our favourite Places to Visit

Marbella is famous across the world for its luxury properties, beautiful beaches, fabulous bars and restaurants and sunny climate. But there is so much more to Marbella and the wider Costa del Sol area. Here are some of our favourite places that you can enjoy in the area all year round.



**FERIA FUN** Every town from Malaga to Sotogrande have Ferias throughout the year. These are spectacular celebrations of the Spanish culture, dancing, food, religion and family. If you can, it is worth syncing your trip with one of the Ferias.

**GOLF** The Costa del Sol is known as the Costa del Golf and there are more than 70 courses on the coast. Take a look at our Costa del Golf article for more information.

**PASEO MARÍTIMO** The famous seaside promenade that stretches from Marbella, along the Golden Mile, past Puerto Banus and to San Pedro Alcántara is extremely popular with walkers, cyclists, skaters, scooters and segways.

**WINE & TAPAS TOURS** Malaga is a hub of amazing wine and tapas bars and a guided tour around some of the city's best is a great way to experience the beautiful historic centre. Malaga also boasts many of its own vineyards and there are opportunities to sample the region's wine in the city or at the vineyards.

## SHOPPING IN MARBELLA

There's no doubt that Marbella is the most glamorous location in Southern Spain for shopping. You can choose from luxury brands like Louis Vuitton and Tom Ford to high-street brands like Zara.

Marbella offers a variety of shopping zones:

- Marbella Old Town is filled with streets full of small boutique shops.
- Puerto Banús is home to everything luxury and is renowned for being Marbella's most luxurious shopping area, including Versace, Hermes, Dior, Gucci, Jimmy Choo, Dolce & Gabbana, Michael Kors and many more.
- El Corte Inglés is Spain's famous department store that offers everything from high-end clothing brands, electronics and accessories to furniture, hardware and even food.
- La Cañada is the largest shopping centre in Marbella and was once voted the best shopping centre in Spain. With over 150 shops, it fits everyone's shopping needs. There is also a large cinema, restaurants, salons and much more to enjoy.
- Ricardo Soriano is the main street that runs through Marbella Centre, where you can find all high-street brands. It is essentially the shopping strip of Marbella.



## MUSEUMS AND HISTORIC SITES

The Costa del Sol is brimming with history. There are so many museums, galleries and historic sites to visit.

El Museo Ralli sits on the Golden Mile and is a museum founded by Dr Harry Recanati showcasing contemporary art, primarily from Latin America and Europe.

Malaga city was the birthplace of Picasso.

Malaga City is the birthplace of Picasso, you can visit the Church where he was baptised and the Picasso Museum in the historic centre.

Other notable museums are the Automobile Museum, The Museum of Málaga, The Interactive Music Museum, The Wine Museum and the famous Carmen-Thyssen. Malaga is also a MUST VISIT at Christmas when it turns on its world-famous Christmas lights on the main Larios high street.

## HIKING

Marbella sits at the foot of La Concha Mountain. It is usually best to tackle the walk to the summit in the winter when it is cooler. The hike up and down takes around six hours. From the top of the mountain, there are spectacular views of the Costa del Sol - stretching from Málaga to Algeciras and including Morocco and Gibraltar.

The Sierra Blanca Mountain Range also has many walking and cycling trails. The most famous is the Caminito del Rey.





## DISCOVERING SOUTHERN SPAIN

Marbella is a great place to be based to discover the wider Southern Spain area.

- The neighbouring coastal towns of Benalmádena, Mijas, Fuengirola and Estepona are wonderful places to explore with great bars and restaurants, beaches and history. You will find the boutique zoo, the Bioparc and Sohail Castle in Fuengirola; the Sea Life Centre in Benalmádena; and the famous chocolate factory and the world's smallest bullring in the white-washed village of Mijas Pueblo.
- Drive along the famous White Village Route, which takes you on a tour of the picturesque houses of the Serranía de Ronda.
- Less than an hour away from Marbella, one of the most beautiful cities in Andalucía – Ronda. The whole town is a beautiful and romantic spectacle. Nobel Prize-awarded Ernest Hemingway said that Ronda "is where you should go if you ever go to Spain on a honeymoon or if you ever bolt with anyone. The entire town and as far as you can see in any direction is romantic background."



RONDA



MIJAS



BENALMADENA  
SEA LIFE

- The famous cities of Sevilla, Córdoba, Cadiz and Granada are all less than a 3-hour drive from the Costa del Sol. You can also take the train from Malaga to Granada, Sevilla and Córdoba.
- Madrid is just two and half hours from Malaga on the fast train.
- Take a one-hour drive to Algeciras, and you can board the ferry across to Tanger and enjoy a day in Morocco.
- Gibraltar is less than an hour away by car.
- Surfers and beach lovers must discover the stunning walled town of Tarifa. The sunsets don't get much better than here.
- The Sierra Nevada is two hours away by car for skiing in the winter and hiking and cycling in the summer.



SEVILLA



TARIFA



# WEALTH TAX IN ANDALUCIA

The Andalusian Government announced on 19th September 2022 the end of the Wealth Tax in Andalucía. Government approved a 100% allowance for the Wealth tax payable, applicable to all Residents in Andalucía as well as to Non-Residents who have assets located in this region. This will be effective as of fiscal year 2022.

Andalucía follows the same tax policy as Madrid in an attempt to be one of the most attractive locations in Spain to live in terms of taxes.

## TAX ON LARGE FORTUNES

In November 2022 a new tax was made public by the national government called Tax on Large Fortunes (Grandes Fortunas).

The Large Fortune Tax is applicable to worldwide assets on Spanish residents and property assets in Spain belonging to Non-Residents.

This tax has an exemption of first 700,000 Euros and tax is not payable until taxable assets reach 3 million Euros.

The tax is likely to be published officially by 31st December 2022 and if so, become payable in the tax declarations made in 2023 for the 2022 fiscal year.



*I just wanted to send you a message to thank you for your time, patience and expertise with the purchase of my apartment in Los Boliches. It was a big decision to make the purchase but with your help and guidance at every step of the process I had every confidence that I was getting the best advice. You listened to my list of wants and needs, so we didn't waste time looking at properties that weren't suitable and when we did find the perfect one your negotiating skills with the vendors were invaluable. I know that without the help of you and your colleagues the very smooth purchase process would have been much longer and definitely much more expensive.*

*Thankfully for me, your excellent service didn't just end there. Having someone to help with organising services, bank accounts and even the TV and WIFI was most unexpected, but so appreciated.*

*Once again, thank you and everyone at IPP Spain for making my dream of a holiday home in Los Boliches becoming a reality.*

Debbie Abberley



*Buying real estate in an unknown overseas market is daunting. I can sincerely say that the team at Mitchell's provided us with an end- to-end service that was not only entirely personal, it was done with care and professionalism at all stages.*

Courtney - Luxembourg

# NON-RESIDENT TAX RETURNS

**PLEASE DON'T TURN THE PAGE THINKING THIS DOES NOT APPLY TO YOU**

If you own a property in Spain but live more than 183 days a year outside of Spain you will be considered a Non-Resident in Spain for Tax purposes. Therefore, you will need to pay property taxes in Spain even if you normally pay taxes in your home country.

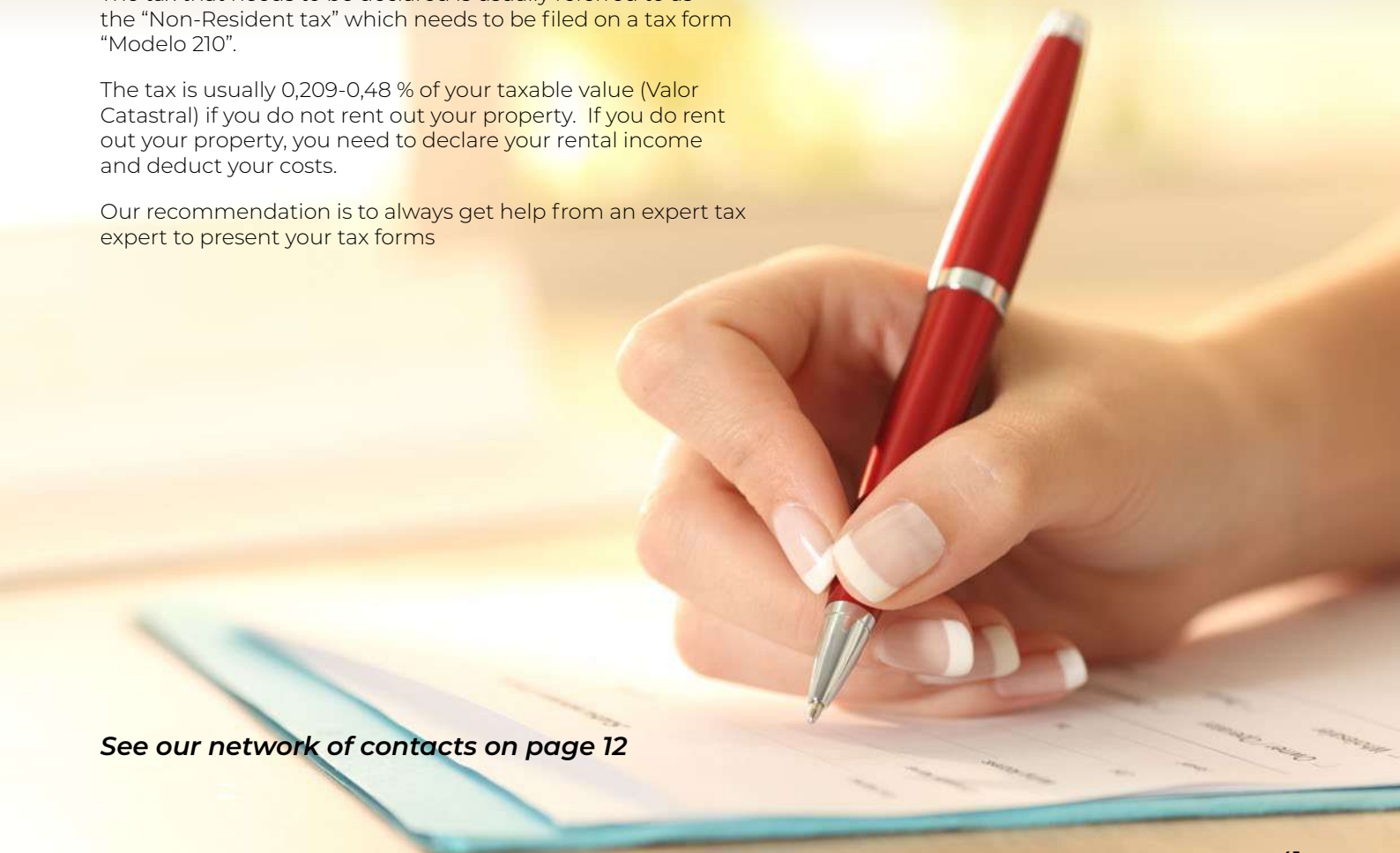
As a Non-Resident you will need to pay a municipal property tax called "IBI" and you will have to file a yearly tax declaration for your Spanish property to the state tax agency, Agencia Tributaria.

The tax that needs to be declared is usually referred to as the "Non-Resident tax" which needs to be filed on a tax form "Modelo 210".

The tax is usually 0,209-0,48 % of your taxable value (Valor Catastral) if you do not rent out your property. If you do rent out your property, you need to declare your rental income and deduct your costs.

Our recommendation is to always get help from an expert tax expert to present your tax forms

**See our network of contacts on page 12**





“ ”

*I would like to thank all of you for the exceptional and professional service you have provided in the purchase of my property in Mijas Costa and the continued professional management of the rental of the said villa.*

Wayne & Rita - Hong Kong

# COSTA DEL GOLF

There are more than 70 quality golf courses located between Malaga and Sotogrande.

Costa del Sol is one of the most famous golfing areas in the world. Year-round sunny climate make it the perfect place for golfers.



◀ **Nueva Andalucía**  
is located very close to the iconic Puerto Banús. This area is known as Golf Valley and many top class golf courses can be found in this area.



◀ **Real Club Valderrama** - which has been host to some of the most famous golfing competitions, including the Spanish Open attracting top class golfers from all over the world. It is located a short distance from the exclusive Sotogrande marina.



◀ **La Cala** - Located just to the east of Marbella, is this popular town. Here you will find many top class golf courses including Calanova Golf. This golf course is nestled in the hills just above the popular village of La Cala, and is one of the most beautiful courses on the coast. For those who don't golf you will still be able to enjoy the Calanova Golf Club house offering fabulous views over the golf course and the Mediterranean sea.



SOLD



# BEACHSIDE VILLA

## EAST MARBELLA



Photos by Gonzalo Botet

FOR SALE

# VILLA BRISA

## NUEVA ANDALUCIA, MARBELLA



beds	6
baths	7
built	545m <sup>2</sup>
terrace	270m <sup>2</sup>
plot	1.549m <sup>2</sup>
price	6.995.000€

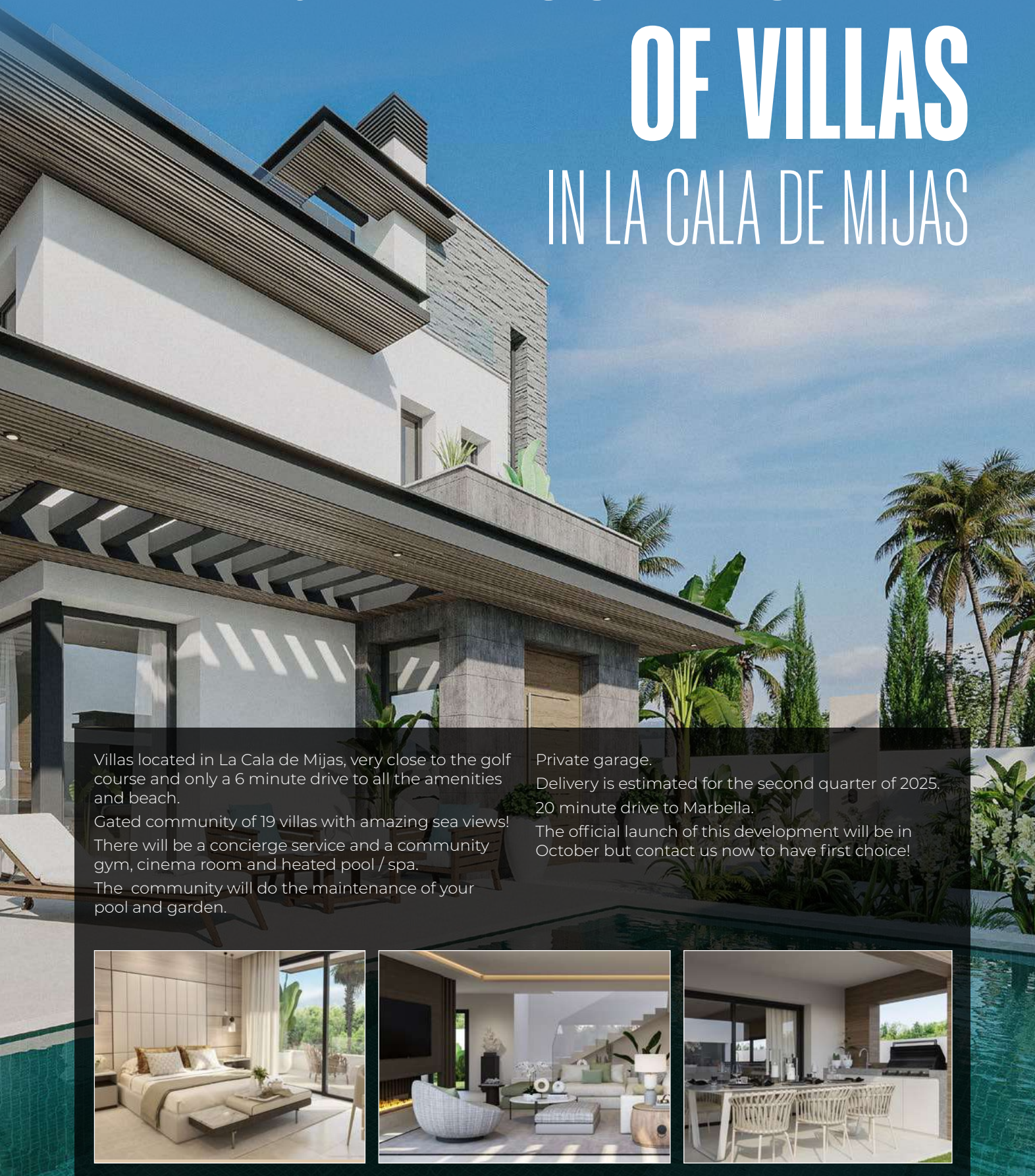
Fantastic contemporary villa located front-line Las Brisas Golf and ideally set at the end of a private cul-de-sac. Located in the prestigious neighbourhood of Las Brisas in Nueva Andalucía, this spectacular estate boasts modern design with high quality finishes, open plan layout and large rooms, ample outdoor entertaining area and infinity pool with stunning views over the golf course. Villa Brisa also accommodates a dynamic basement level, equipped with a state-of-the-art SPA with indoor pool, sauna and Turkish bath, an indoor gym, a cinema room and an entertainment space including a fully customised bar, wine bodega and pool table.





NEW TO THE MARKET

# GATED COMMUNITY OF VILLAS IN LA CALA DE MIJAS



Villas located in La Cala de Mijas, very close to the golf course and only a 6 minute drive to all the amenities and beach.  
Gated community of 19 villas with amazing sea views!  
There will be a concierge service and a community gym, cinema room and heated pool / spa.  
The community will do the maintenance of your pool and garden.

Private garage.  
Delivery is estimated for the second quarter of 2025.  
20 minute drive to Marbella.  
The official launch of this development will be in October but contact us now to have first choice!



FOR SALE



## DUNIQUE MARBELLA



This new development has just been launched!  
Building license in place.

Perfect time to secure a property in the only new luxury beachfront development in Marbella!

This project is very unique and will set a new standard in the Marbella real estate market.

64 apartments with 2,3 and 4 bedrooms, 160 – 450 sqm interior and 80-250 sqm exterior build.

Apartments with private pool and basement.

Penthouses with roof terrace and pool.

Undoubtedly, Dunique is a distinctive and unrivalled project beyond any other new development on Marbella's coastline.

A first-class residential project located beachfront on one of the last available plots facing the wonderful beaches at one of the most sought-after locations in Marbella.

Dunique offers 96 spacious apartments and semi-detached villas of exceptional qualities, which will enjoy spectacular communal areas including an iconic social centre of features and amenities so far unseen on the Costa del Sol.

This ground-breaking project aims to offer its future owners beachfront living in a new light and to enjoy more refined experiences.

Like the complex itself, the residences have been meticulously designed to provide a unique living experience.

Therefore, offering an exceptional range of materials including top-level porcelain tiles, spacious kitchens with top of the range appliances, a private swimming pool at each unit, room controlled hot/cold air conditioning, complete home automation system, electric shutters, underfloor heating throughout the house, closed garage for at least two vehicles, pre-installation for electric vehicle charging and more...



FOR SALE

# SOUL MARBELLA

## NEW TO THE MARKET



Unique new development, it has all you are looking for! Located in East Marbella, surrounded by golf and amazing sea views. Within a short drive to the best beaches and all amenities.

Ground floor apartments with private pools and penthouses also on the roof top solarium.

A true paradise yet to be discovered, this district of Marbella is the ideal place for those seeking the authentic Mediterranean essence of the Costa del Sol while still enjoying fast links to the major towns and cities in the surrounding area.

An excellent location to enjoy a relaxed, healthy lifestyle, with the best beaches just a short distance away.

Santa Clara Golf is one of the best 18-hole golf courses on the Costa del Sol.

Acknowledged internationally, it offers a medium/high difficulty round with some of the most beautiful landscapes in the region.

It likewise includes a wide variety of services such as the Club House, a restaurant, sports shop, a fleet of buggies available to players, a reading zone, etc.



*Amenities include:*

- Concierge service
- 24 hour security and gated community
- Amazing pool area
- Spa, indoor pool and sauna
- Gym
- Co working spaces



Will be ready to move in for 2025 but we do have some key ready pocket listings!

Contact us for more information.

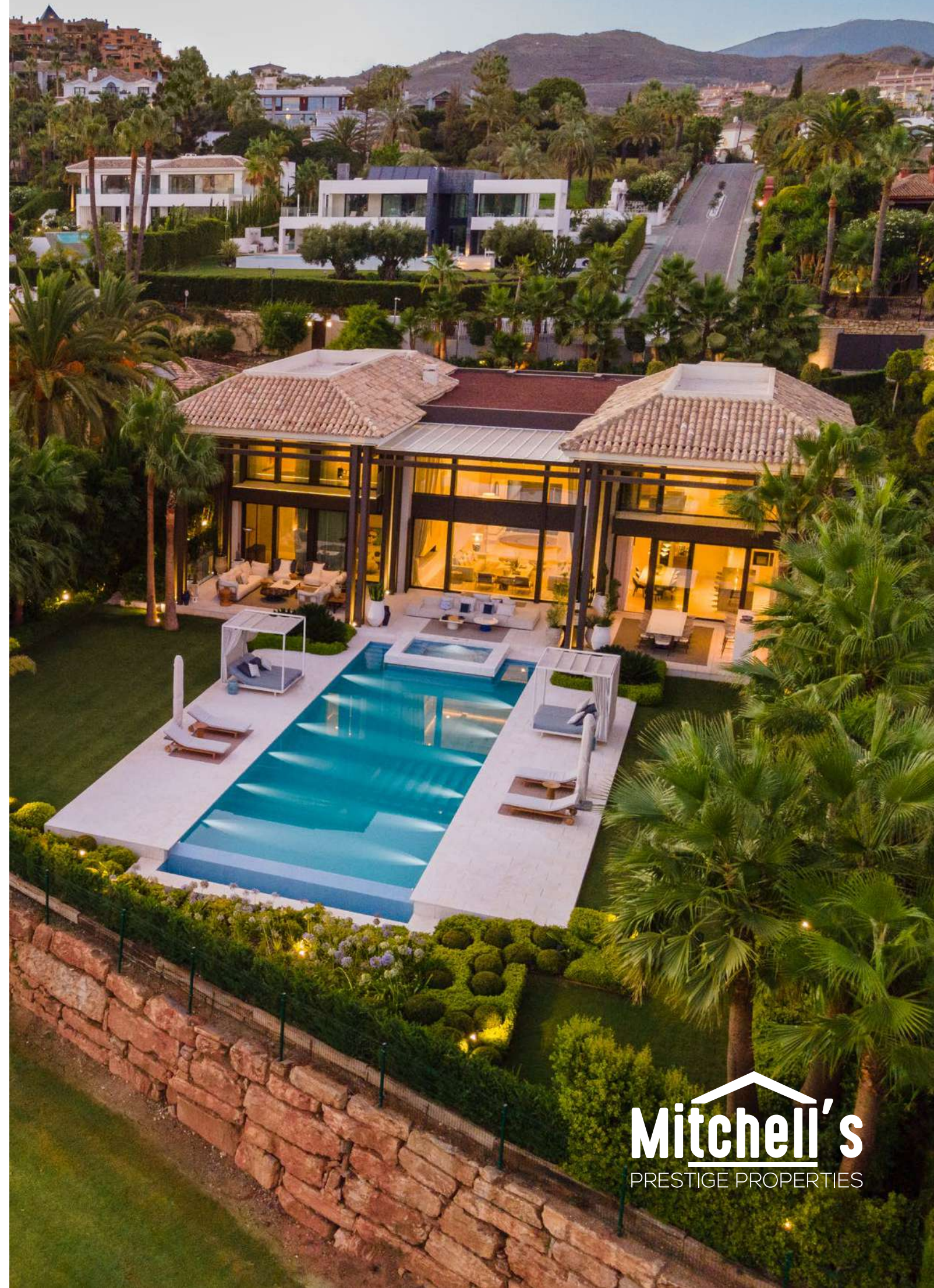
2 bedroom Apartments from 770,000 €

3 bedroom Apartments from 1,100,000 €

4 bedroom Apartments from 1,200,000 €

Semidetached houses from 1,590,000 €





**Mitchell's**  
PRESTIGE PROPERTIES



CELEBRATING  
**20**  
*Years*

IN REAL ESTATE ON THE  
**COSTA DEL SOL**

  
PRESTIGE PROPERTIES

Calle Rosemary 3, Local 2,  
El Rosario 29604  
Centro Comercial Nuevo Rosario,  
29604 Marbella, Málaga

+34 677 43 37 28  
dixie@mitchellspp.com

[www.mitchellspp.com](http://www.mitchellspp.com)

  
**IPP SPAIN**

Avenida Las Gaviotas,  
Local 1, Lance del Sol, 29640,  
Fuengirola, Malaga

+34 693 50 39 48  
alex@ippspain.com

[www.ippspain.com](http://www.ippspain.com)