



Costalita

Price Report

June – July 2010

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INTRO

In this Costalita Price Reports you will find prices for Costalita properties currently for sale as well as info about actual sales carried out during this year, 2010. Furthermore, the report various displays facts about the complexes in Costalita.

Purpose

The purpose of the Costalita Price Report is to give Costalita property owners an overview of the current market situation and thereby to give a useful tool for the owners who have their Costalita properties for sale and for any owner just to keep updated on the market situation.

When

The listed prices have been collected in the period of 21st to 25th of June 2010.

The properties

In this moment all property references in this Costalita Price Report are active on the indicated web sites where you can see the presentation of each property. Over the time, they will be inactivated as the properties are being sold and taken off market.

The column 'Site' in the price tables shows the web site where to find the respective property entering the reference number indicated in the column 'Reference'.

Prices

For each Costalita complex you will find a price table called 'Current Sales Prices in...'. The prices shown in these tables show the prices which the properties are for sale at. Due to the current market situation practically all buyers put in an offer on this sales price and usually the purchase is closed at a lower price.

Multi Listing

A number of real estate agencies on the Costa del Sol share the same property data base meaning that all properties in the data base are for sale through all the agencies within this network. These properties are marked with 'Multi Listing' in the column 'Site'. To see the photos of these properties you can go by Google entering the ref. number and if needed a keyword as "Costalita" and/or "Property".

By

This Costalita Price Report is worked out by Carsten Grube. I, Carsten, have lived in Costalita since July 2009. I am dedicated exclusively to the Costalita property market working through the Scandinavian agency CASA:UNA for which I have worked since 2005.

www.Costalita.info

www.Costalita.info is the Costalita portal run by CASA;UNA. Please, feel free to use the portal for any information, articles, advice or comments in whichever Costalita related issue.

Your comments

You might have comments, modifications or ideas and inspiration for the next Costalita Price Report – I would be most thankful to hearing from you.

OVERALL FACTS & PRICES

Complex	Built year	Units	Elevator	Parking	Storage	Sales Prices (€)
Costalita i (Phase 1)	1998	39	No	Outdoor	No	244,000 – 450,000
Costalita i (Phase 2)	2000	66	No	Outdoor	No	149,900 – 310,000
Costalita h (Phase 3)	2003	108	No	Outdoor	No	169,950 - 350,000
Costalita d (Phase 4)	2003	48	Yes	Garage	Yes	495,000 - 1,200,000
Costalita e (Phase 5)	2003	98	Yes	Garage	Yes	249,000 - 420,000
Costalita f (Phase 6)	2007	135	Yes	Garage	Yes	269,900 - 420,000
Los 5 Adosados (TH)	-	5	-	Garage	Yes	-
Costalita del Sol	-	69	Yes	Garage	No	157,500 - 260,000
Costalita del Mar	2002	55	Yes	Garage	Yes	720,000 - 1,650,000
Terrazas de Costalita	2005	130	Yes	Garage	Yes	199,000 - 699,000
Triángulo de Costalita	-	25	Yes	Garage	Yes	190,000 - 265,000
Villas de Costalita (Ph-1)	1998	33	-	Garage	Yes	299,000 - 600,000
Villas de Costalita (Ph-2)	2005	42	-	Garage	Yes	730,000 - 1,250,000

Total amount of units in Costalita: 853 properties.

Approximate of Costalita units currently for sale: 100 properties = 12 % of the total.

UNITS SOLD DURING 2010

Below, you will find information about Costalita properties sold this year, 2010. The numbers are not the total numbers of units sold as it is limited to my knowledge about the situation. In other words, there are more properties sold than what I am able to inform. However, I hope that it can be a useful guideline.

The ones marked as 'Off market' can have been sold or taken off market for unknown reasons.

Complex	Off market	Sold
Costalita i (Phase 1)	1	-
Costalita i (Phase 2)	1	-
Costalita h (Phase 3)	-	3
Costalita d (Phase 4)	-	1
Costalita e (Phase 5)	-	5
Costalita f (Phase 6)	-	4
Los 5 Adosados (TH)	-	-
Costalita del Sol	-	-
Costalita del Mar	-	-
Terrazas de Costalita	-	2
Triángulo de Costalita	-	-
Villas de Costalita (Ph-1) (TH)	-	-
Villas de Costalita (Ph-2) (TH)	-	-
Total	2	15

As it shows, I have been informed about 2 units that are taken off market for unknown reason and 10 units that have been sold. In the following, you will find price info on some of the sold units.

On the following pages, you will find specifications and price info on these properties.



CURRENT PRICES IN COSTALITA

In the following you will find the current sales prices and other sales related information for each Costalita complex:

Costalita i (Phase 1)



Units: 39 apartments

Units for sale: 5 = 13%

More info: www.Costalita.info

Costalita i (Phase 1) is located first line beach. Approximately half of the complex has sea views and the other half is located behind the 5 townhouses ('5 Adosados') and do not have sea views.

Current Sales Prices in Costalita i (Phase 1)

Type	Beds	Baths	Built	Terrace	Sale	Re	Site
Ground floor	2	1	100	12	244.000	RE-1868	CasaUna.com
Middle floor	2	1	95	12	318.500	RE-1749	CasaUna.com
Penthouse	2	1	95	10	382.000	RE-1932	CasaUna.com
Penthouse	2	2	110	12	435.000	RE-1824	CasaUna.com
Middle floor	3	3	140	22	450.000	RE-1970	CasaUna.com

Comparing of Sales Prices

Being a first line beach complex the value of Costalita i (Phase 1) is elevated compared to other non-first line beach complexes in Costalita. Currently the owners are pricing around 80% higher than owners in e.g. phase 2 and 3.

Sold in Costalita i (Phase 1) during 2010

A penthouse 2 bed + 2 bath with open sea views has been taken off the market. It was for sale at € 395,000 and was similar to the one currently for € 435,000 and had better/ frontal sea views. Info about final sales price not available.

Costalita i (Phase 2)



Units: 66 apartments

Units for sale: 12 = 18 %

More info: www.Costalita.info

Costalita i (Phase 2) is located at the back of Phase 1 and is thereby a second line beach complex. Most of the apartments have views over the pool.

Current Sales Prices in Costalita i (Phase 2)

Type	Beds	Baths	Built	Terrace	Sales Price	Re	Site
Ground floor	1	1	65	8	149.900	MMC0010	Michael-Moon.com
Penthouse	1	1	65	10	170.000	3335-1375	Remax.es
Ground floor	1	1	75	15	175.150	MMC0143	Michael-Moon.com
Ground floor	1	1	60	9	175.000	RE-1780	CasaUna.com
Ground floor	1	1	60	9	180.000	RE-1934	CasaUna.com
Middle floor	1	1	75	10	185.150	408050A1205	Mulit Listing
Middle floor	1	1	74	10	189.000	MMC0044	Michael-Moon.com
Penthouse	1	1	75	10	199.000	602537	Propertyshowrooms.com
Penthouse	1	1			200.000	626704	Propertyshowrooms.com
Middle floor	2	2			220.000	3335-1343	Remax.es
Ground floor	4	2	130	10	310.000	292266CSP-A0085	Mulit Listing
Penthouse	1	1	60	9		RE-1748	CasaUna.com

Comparing of Sales Prices

Prices here are approximately

- 80% lower than prices in Phase 1
- Similar to prices in Phase 3

Sold in Costalita i (Phase 2) during 2010

One unit is sold this year in Phase 2. No price info available.

Costalita h (Phase 3)



Units: 108 apartments

Units for sale: 9 = 8 %

More info: www.Costalita.info

Costalita h (Phase 3) is located behind Phase 2 in third line beach. The qualities are newer than the ones Phase 2 and 1 and it offers a larger garden area.

Current Sales Prices in Costalita h (Phase 3)

Type	Beds	Baths	Built	Terrace	Sales Price	Re	Site
Penthouse	2	2	90	10		RE-1975	CasaUna.com
Ground floor	2	2	90	10		LR-1745	
Ground floor	2	2	85	10	169.950	MMC0146	Michael-Moon.com
Penthouse	2	2	100	10	212.000	RE-1944	CasaUna.com
Ground floor	2	2	105	10	225.000	RE-1737	CasaUna.com
Ground floor	2	2	90	10	230.000	RE-1996	CasaUna.com
Penthouse	2	2	95	12	230.000	530430R128501	Mulit Listing
Penthouse	2	1	102	8	295.000	MMC0083	Michael-Moon.com
Penthouse Duplex	3	3	160	40	345.000	RE-1930	CasaUna.com
Penthouse	3	2	120	15	350.000	RE-1990	CasaUna.com
Penthouse Duplex	3	2	160	32	477.700	RE-1760	CasaUna.com

Comparing of Sales Prices

Prices in Costalita h (Phase 3) are approximately :

- 80% lower than in Phase 1
- Similar to Phase 2
- 20-25 % lower than in Phases 5 and 6

Sold in Costalita h (Phase 3) during 2010

Minimum three apartments have been sold during 2010 in Phase 3. They are all 2 bed + 2 bath apartments and have been sold at around € 200,000.

Costalita d (Phase 4)



Units: 48 apartments

Units for sale: 6 = 13 %

More info: www.Costalita.info

Costalita d (Phase 4) is a beach front complex built to higher standards. All apartments have open sea views. Even the ground floor apartments have sea views from the inside and from the terrace.

Current Sales Prices in Costalita d (Phase 4)

Type	Beds	Baths	Built	Terrace	Sales Price	Re	Site
Ground floor	2	2	133	54	495.000	325601P3/1296	Mulit Listing
Ground floor	2	2	150	70	595.000	RE-1924	CasaUna.com
Ground floor	2	2	150	70		RE-1999	CasaUna.com
Middle floor	3	3	220		740.000	2134	Prorealestate.com
Penthouse Duplex	3	3	316		750.000	513769TMRA1164	Mulit Listing
Penthouse Duplex	3	3	328	100	899.950	RE-2015	CasaUna.com
Penthouse Duplex	4	3	237	100	1.200.000	RE-1785	CasaUna.com

Comparing of Sales Prices

This is the only Costalita complex with these characteristics does not compare to other Costalita complexes.

Sold in Costalita d (Phase 4) during 2010

During this year a 3 bed + 3 bath penthouse duplex has been sold in Phase 4. The initial selling price was € 750,000. No info about final selling price.

Costalita e (Phase 5)



Units: 98 apartments

Units for sale: 13 = 13%

More info: www.Costalita.info

Costalita e (Phase 5) is located at the back of Phase 4 in second line beach. It is located within the large tropical garden together with the Phases 1; 2; 3 and 6. It is built to modern standards and has elevator, underground parking and storage.

Current Sales Prices in Costalita e (Phase 5)

Type	Beds	Baths	Built	Terrace	Sales Price	Re	Site
Penthouse	2	2	100	10		RE-1988	CasaUna.com
Ground floor	2	2	100	10		RE-1768	CasaUna.com
Middle floor	2	2	100	18	249.000	742753	Propertyshowrooms.com
Middle floor	3	3	163	30	249.950	MMM2814M	Michael-Moon.com
Ground floor	2	2	121	12	260.000	PM-R61681	Mulit Listing
Penthouse	2	2	120	10	299.000	IE48385	Inmobiliariaestepona.com
Ground floor	2	2	110	16	299.000	RE-1750	CasaUna.com
Middle floor	2	2	100	10	299.000	2001	Prorealestate.com
Middle floor	3	3	167	20	315.000	649281	Propertyshowrooms.com
Ground floor	3	3	144	20	340.000	RE-1736	CasaUna.com
Penthouse	2	2	120	10	370.000	RE-1747	CasaUna.com
Ground floor	3	3	145	20	378.000	247708A1132	Mulit Listing
Penthouse	3	3	162	20	379.950	382584PH1050	Mulit Listing
Ground floor	3	3	120	24	395.000	405574A31197-X	Mulit Listing
Middle floor	4	2	130	10	420.000	359403A1189	Mulit Listing
Middle floor			200		440.000	109389671	Mulit Listing

Comparing of Sales Prices

Prices in Costalita e (Phase 5) are approximately :

- 20 % lower than in Phase 1
- 20 % higher than in Phase 2 and 3
- 0-10% higher than to Phase 6

Sold in Costalita e (Phase 5) during 2010:

This year a 3 bed + 3 bath apartment has been sold at around € 320,000. Four other 2 bed + 2 bath apartments have been sold in Phase 5. No price info available for these.

Costalita f (Phase 6)



Units: 135 apartments

Units for sale: 10 = 7 %

More info: www.Costalita.info

Costalita f (Phase 6) is located at the back of Phase 5 in third line beach. It is located within the large tropical garden together with the Phases 1; 2; 3 and 5. Phase 6 was completed in 2007 and is built to modern standards. It has elevator, underground parking and storage. A few units in Phase 6 have sea views.

Current Sales Prices in Costalita f (Phase 6)

Type	Beds	Baths	Built	Terrace	Sales Price	Re	Site
Middle floor	2	2	120	10		RE-1966	CasaUna.com
Penthouse	2	2	129	10	269.950	MMM2815M	Michael-Moon.com
Ground floor	2	2	110	12	276.000	RE-1752	CasaUna.com
Penthouse	2	2	120	10	286.000	RE-2018	CasaUna.com
Middle floor	2	2	110	10	290.000	RE-1992	CasaUna.com
Middle floor	2	2	110	10	295.000	2169	Prorealestate.com
Penthouse	2	2	110	10	300.000	RE-1991	CasaUna.com
Penthouse	2	2	110	10	300.000	RE-1933	CasaUna.com
Penthouse	2	2	117	10	307.500	MMC0084	Michael-Moon.com
Penthouse	2	2	110	10	339.000	RE-1949	CasaUna.com
Middle floor	2	2	110	12	392.800	RE-1791	CasaUna.com
Penthouse	3	3	120	12	450.000	RE-1902	CasaUna.com

Sold during 2010:

During 2010 the following apartments have been sold in Phase 6:

- 2 bed + 2 bath sold at € 212,000
- 3 bed + 3 bath sold at € 280,000
- 2 bed + 2 bath sold at € 220,000 (larger terrace)
- 2 bed + 2 bath ground floor. No price info

Comparing of Sales Prices

Prices in Costalita f (Phase 6) are approximately :

- 20 % lower than in Phase 1
- 20 % higher than in Phase 2 and 3
- 0-10% lower than Phase 5

Costalita del Sol



Units: 69 apartments

Units for sale: 5 = 7 %

More info: www.Costalita.info

Costalita del Sol is located between Costalita f (Phase 6) and the N-340 main road. It has a smaller garden with pool and underground parking.

Current Sales Prices in Costalita del Sol

Type	Beds	Baths	Built	Terrace	Sales Price	Re	Site
Ground floor	1	1	60	18	157.500	320410P1/1139	Mult Listing
Middle floor	2	2	81	6	165.000	452253DEA1192	Mult Listing
Middle floor	2	1	82		225.000	2391	Prorealestate.com
	2	2			255.000	602557	Propertyshowrooms.com
Middle floor	2	2	110	25	260.000	169761A201	Mult Listing
Ground floor	1	1	50	15		LR-1734	CasaUna.com

Sold during 2010

No info regarding sold units in Costalita del Sol during this year.

Comparing of Sales Prices

Costalita del Sol offers different characteristics than the other Costalita complexes – no basis for price comparing.

Costalita del Mar



Units: 55 apartments
 Units for sale: 5 = 16 %
 More info: www.Costalita.info

Costalita del Mar is a beach front luxury complex with 5 star management services on site:

- Gym,
- Sauna
- Pool bar
- Private security
- Property management company & Community office onsite.

The concept for Costalita del Mar is based either permanent/ long period stay and/or renting through the management company onsite. Thus, the community fees in Costalita del Mar are considerably higher than average and run from approx. € 2,000 per month.

Current Sales Prices in Costalita del Mar

Type	Beds	Baths	Built	Terrace	Sales Price	Re	Site
Middle floor	2	2	144	40	720.000	RE-2002	CasaUna.com
Middle floor	2	2	156	50	730.000		
Middle floor	2	2	142	30	740.000		
Middle floor	2	2	156	50	750.000		
Ground floor	2	2	167	95	800.000		
Middle floor	2	2	156	50	849.900		
Penthouse Duplex	3	3	461	220	1.395.000	RE-1834	CasaUna.com
Penthouse	3	3	241	220	1.500.000		
Middle floor	3	4	310	90	1.650.000		

Sold during 2010

No info regarding sold units in Costalita del Mar during this year.

Comparing of Sales Prices

Costalita del Mar is non-comparable to the other Costalita complexes. The location, views are the sizes of the apartments are comparables to the ones of Phase 4. And so, the prices are similar to the prices of Phase 4. The difference is the community fees covering the added values as gym, sauna, pool bar and its own management company and community administration.

Terrazas de Costalita



Units: 130 apartments

Units for sale: 16 = 12 %

More info: www.Costalita.info

Terrazas de Costalita is a separate complex within the Costalita urbanization. It has its own locked entrance. It has tropical garden, pool and pool bar. A garden path leads directly to the beach. There is underground parking and storage.

Current Sales Prices in Terrazas de Costalita

Type	Beds	Baths	Built	Terrace	Sales Price	Re	Site
Middle floor	2	2	110	9		LR-1795	CasaUna.com
Middle floor	2	2	98	15	199.000	427115DEA1112	Mult Listing
Ground floor	2	1			229.000	602486	Propertyshowrooms.com
Middle floor	2	1	79	10	229.000	MMC0042	Michael-Moon.com
Middle floor	2	2	83	15	230.000	612411	Propertyshowrooms.com
Middle floor	2	2	90	10	245.000	394707GAR014	Mult Listing
Middle floor	2	2	83	14	249.000	656713	Propertyshowrooms.com
Middle floor	2	2	130	12	254.700	RE-1725	CasaUna.com
Middle floor	4	2	122		285.000	2031	Prorealestate.com
Middle floor	2	2	102	9	290.000	309089A1161	Mult Listing
Middle floor	2	2	92	8	298.000	382585A1199	Mult Listing
Middle floor	3	3	129	13	299.000	RE-1952	CasaUna.com
Middle floor	2	2	90	9	315.000	2187	Prorealestate.com
Middle floor	3	2	120	25	345.000	RE-1918	CasaUna.com
Penthouse	4	3		100	520.000	629168	Propertyshowrooms.com
Penthouse	3	2	188	133	550.000	3117971000APP528	Mult Listing
Penthouse Duplex	3	3			699.000	MMC0251	Michael-Moon.com

Sold during 2010

I have knowledge of the following two units sold during 2010 in Terrazas de Costalita:

- 2 bed + 2 bath at € 180,000
- 2 bed + 2 bath at € 150,000

Comparing of Sales Prices

Terrazas de Costalita has its own characteristics and is only little comparable with other Costalita complexes. Costalita f (Phase 6) is the most similar as both complexes are 4 storey buildings of similar standards with garage and storage and largely sized apartments.

Prices in Terrazas de Costalita are approximately

- 0-25 % lower than prices in Costalita f (Phase 6)
- Similar to Costalita Phase 3 and 2

Triángulo de Costalita



Units: 25 apartments
 Units for sale: 6 = 24 %
 More info: www.Costalita.info

Triángulo de Costalita is located on the triangle plot between Costalita f (Phase 6) and Costalita h (Phase 3). Triángulo de Costalita has a smaller garden with swimming pool and it has underground parking and store room.

Current Sales Prices in Triángulo de Costalita

Type	Beds	Baths	Built	Terrace	Sales Price	Re	Site
Middle floor	2	2	84	15	190.000	MMC0234	Michael-Moon.com
Middle floor	2	2	85		198.000	2273	Prorealestate.com
Ground floor	3	2			219.000	484326CSP-A0356	Mult Listing
Middle floor	2	2	100	10	229.950	MMC0137	Michael-Moon.com
Penthouse Duplex	2	2			252.000	602559	Propertyshowrooms.com
Middle floor	2	2	92	19	265.000	444135DEA1168	Mult Listing

Sold during 2010

No info available.

Comparing of Sales Prices

Triángulo de Costalita has different characteristics than the other Costalita complexes – no basis for price comparing.

Villas de Costalita (Phase 1)



Units: 33 Townhouses

Units for sale: 4 = 12 %

More info: www.Costalita.info

Villas de Costalita (Phase 1) was the first building (1998) in the Costalita urbanization together with apartment complex Costalita i (Phase 1). Villas de Costalita are 33 townhouses nestled within large tropical gardens with lakes, swimming pool, pool bar and private gate leading to the beach. It is located behind the Beach Club, La Antigua. As it reflects in the price table below, the characteristics of these townhouses vary: The 2 bed townhouses are distributed in two floors and the 3 bed townhouses have the 3rd bed on the top floor with a larger terrace.

Current Sales Prices in Villas de Costalita (Phase 1)

Type	Beds	Baths	Built	Terrace	Sales Price	Re	Site
Townhouse	2	2	138		299.000	MMC0114	Michael-Moon.com
Townhouse	3	2	130		375.000	AD169	Prorealestate.com
Townhouse	3	3	200	40	599.000	238896TH1066	Mulit Listing
Townhouse	3	3	170	120	600.000	RE-1833	CasaUna.com
Townhouse	2	3	140	100		RE-2012	CasaUna.com

Sold during 2010

No info available.

Comparing of Sales Prices

Villas de Costalita (Phase 1) have its own characteristics and is non-comparable to other Costalita complexes. The most similar is the Villas de Costalita (Phase 2) which is built in 2005 and differ considerably as to qualities and sizes.

Villas de Costalita (Phase 2)



Units: 42 Townhouses
 Units for sale: 7 = 17 %
 More info: www.Costalita.info

Villas de Costalita (Phase 2) is a complex of 42 townhouses of built with new qualities. These townhouses are considerably larger than the townhouses in Phase 1 and underground garages for minimum two cars. Sea view from most of the upstairs terraces. The communal garden area has two swimming pools.

The three units that are up for 900,000; 1,000,000 and 1,080,000 have been completely renovated with new insulation and flooring throughout.

Current Sales Prices in Villas de Costalita (Phase 2)

Type	Beds	Baths	Built	Terrace	Sales Price	Re	Site
Townhouse	3	4	380		730.000	RE-1831	CasaUna.com
Townhouse	3	3	272		784.000	MMC0198	Michael-Moon.com
Townhouse	3	3	310	128	895.000	468086DETH1215	Mulit Listing
Townhouse	3	3	350	150	900.000	RE-1978	CasaUna.com
Townhouse	3	3	350	150	1.000.000	RE-2003	CasaUna.com
Townhouse	4	5	450		1.080.000	RE-1770	CasaUna.com
Townhouse	4	5	400		1.250.000	RE-1836	CasaUna.com

Sold during 2010

No info available.

Comparing of Sales Prices

Non-comparable – pls. refer Villas de Costalita (Phase 1) for description.