



JANSEN & BROUWER
PROPERTY CAPITAL

NEW DEVELOPMENT · COSTA DEL SOL

Altara Alcaidesa

Apartment, 2 bedrooms · La Alcaidesa

FROM

€341,000

2
bedrooms

77 m²
living area

jbpropertycapital.com



Altara Alcaidesa. Costa del Sol, La Alcaidesa.

Altara Alcaidesa is a new gated development of 55 homes with two and three bedrooms in La Alcaidesa, in the municipality of La Línea de la Concepción in the province of Cádiz.

Altara Alcaidesa

La Alcaidesa

Altara Alcaidesa is a new gated development of 55 homes with two and three bedrooms in La Alcaidesa, in the municipality of La Línea de la Concepción in the province of Cádiz. The homes have large terraces overlooking the La Alcaidesa golf course, and each has a parking space and a storage room in the basement.

The development has gardens, a swimming pool with a sun lawn, a gourmet room and a garage for golf buggies. Shops, schools and medical services are found in La Línea de la Concepción, San Roque, Algeciras and Guadiaro. Gibraltar airport is 15 kilometres away and the AP-7 is quickly reached. Construction has started. One home is currently available, at € 341.000.

The prices shown come from the current list of available homes. New builds in Spain are normally subject to 10 per cent IVA on top, plus purchase costs. We confirm for each home what the price includes and are happy to calculate the total for you.

Property type	Apartment
Bedrooms	2
Bathrooms	2
Living area	77 m²
Price from	€341,000



You choose. We arrange the rest.

From the first selection to the keys and the years after, all in one place. You do not need to live in Spain for it.

Selection

We filter the market by goal, budget and use, and we know the developments and the agents behind them.

Viewings

A trip along a short list, with planning, transport and someone who really knows the area.

Legal and tax

Spanish lawyer, notary, NIE number and checks on charges, permits and easements.

Financing

A Spanish mortgage or financing from the Netherlands, with purchase costs included.

Transfer

From offer to keys: reservation contract, deed, notary and registration in your name.

After the keys

Utilities, insurance, tax returns and, if you wish, rental and maintenance.

What the purchase costs beyond the price

The tax rates are those of Andalusia, calculated on the lowest price in this development. Notary and land registry follow the official fee scale (arancel); legal support and the other costs are estimates.

VAT (IVA 10%)	€34,100
Stamp duty (AJD 1.2%)	€4,092
Notary (official fees plus VAT)	€719
Land registry (official fees plus VAT)	€352
Legal support (1% plus VAT)	€4,126
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€43,889

€384,889

TOTAL INVESTMENT

€43,889

PURCHASE COSTS

12.9%

OF THE PURCHASE PRICE

Example calculation at the lowest price in this development, without a mortgage. Tax rates as of September 2026. Notary and land registry follow the official fee scale (arancel) plus VAT; legal support and other costs are estimates. Reduced rates for a first or main home are not included. No rights can be derived from this calculation.



04 • THE AREA

What you will find around La Alcaidesa

La Alcaidesa is a residential area on the Mediterranean, some 10 km north of the town of La Línea de la Concepción. The southern part, where this project lies, belongs to the municipality of La Línea, the northern part with the golf courses to San Roque. From the beach you can see the Rock of Gibraltar and, on clear days, the coast of Morocco.

Golf

two 18-hole courses, a ten-minute drive

Beach

Playa de La Alcaidesa, 10 to 15 minutes on foot

Alcaidesa Marina

624 berths in La Línea, 20 to 25 minutes

Sotogrande

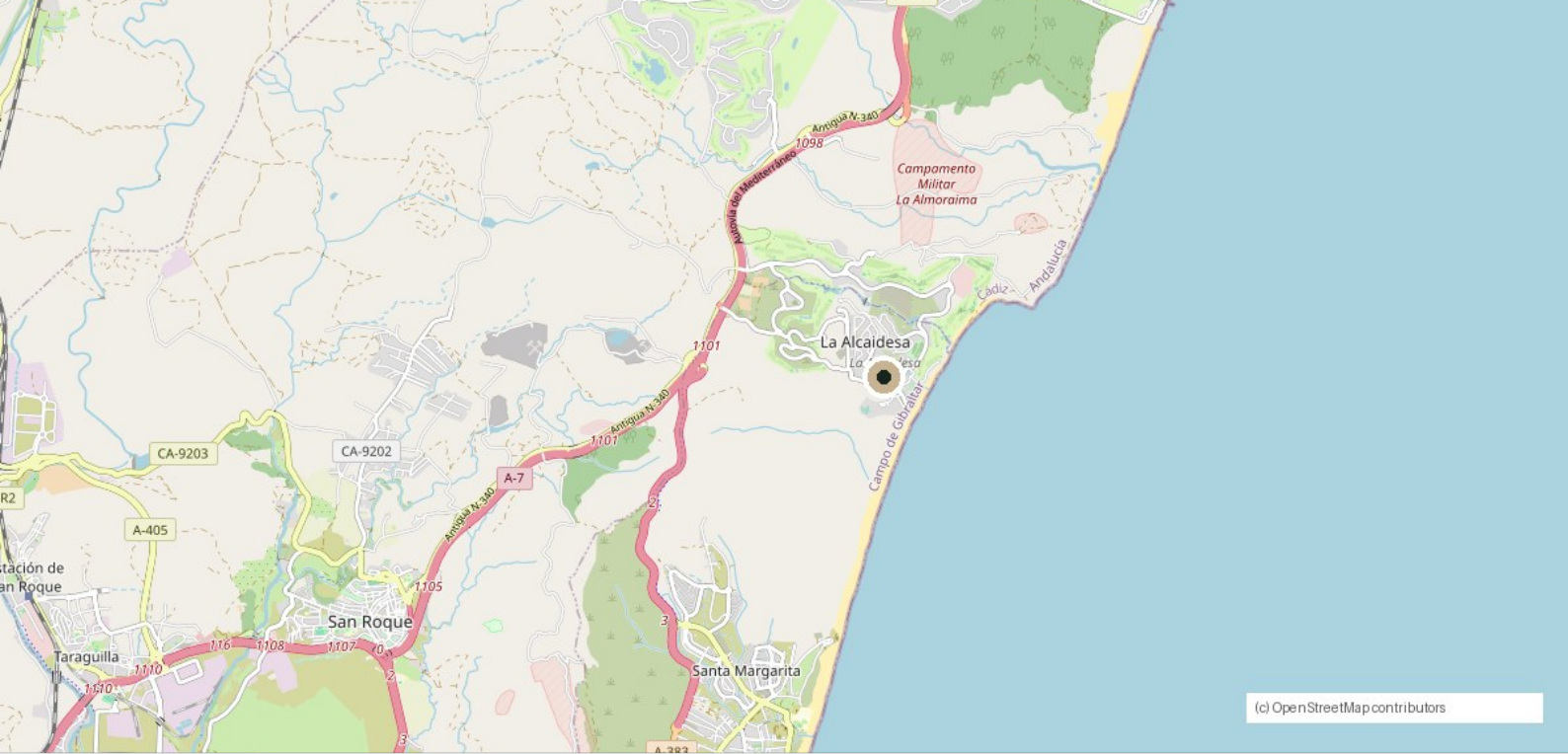
marina with restaurants, 20 to 25 minutes

25 min

to the Gibraltar border and the airport

90 min

to Málaga airport, partly on toll roads



05 · THE LOCATION

Where this development is

La Alcaidesa

town and municipality

Costa del Sol

region

36.2359, -5.3193

coordinates



We guide your purchase, from first viewing to the keys.

Would you like the availability, floor plans and payment schedule for this development? Please get in touch. We will send the full documentation and arrange a viewing if you wish.

€341,000

price from

77 m²

living area

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