



JANSEN & BROUWER
PROPERTY CAPITAL

NEW DEVELOPMENT · COSTA DEL SOL

Baviera Golf Fase III

Apartment, 2 to 3 bedrooms · Vélez-Málaga

FROM

€273,100

25

available

2 to 3

bedrooms

78 to 109 m²

living area

jbpropertycapital.com



Baviera Golf Fase III. Costa del Sol, Vélez-Málaga.

Baviera Golf Fase III is a gated development of 115 homes with two or three bedrooms across seven blocks, in the middle of the Baviera golf course near Caleta de Vélez. Every home has a parking space and a storage room, and depending on the model a generous terrace or a garden.

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The site slopes, which benefits both the layouts and the views. The communal area comprises gardens, a pool, a gym and a social room. The A-7 is close by and Málaga airport around half an hour away. Completion is scheduled for December 2028 and prices start at € 273.100. In the developer's current price list the range runs up to € 371.900.

The price shown is the developer's starting price, excluding 10 per cent IVA and purchase costs. We are happy to calculate the total for you.

Property type	Apartment
Units available	25
Bedrooms	2 to 3
Bathrooms	2
Living area	78 to 109 m ²
Price from	€273,100
Price to	€371,900



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%)	€27,310
Stamp duty (AJD 1.2%)	€3,277
Notary (official fees plus VAT)	€678
Land registry (official fees plus VAT)	€327
Legal support (1% plus VAT)	€3,305
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€35,397

€308,497

TOTAL INVESTMENT

€35,397

PURCHASE COSTS

13%

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 Vélez-Málaga

Vélez-Málaga is the capital of the Axarquía and lies a few kilometres inland, 35 to 40 minutes by car from the centre of Málaga. On the castle hill of the old town stand the remains of the Fortaleza and the church of Santa María la Mayor, built on the site of the former main mosque. The municipality also includes the coastal towns of Torre del Mar and Caleta de Vélez.

Old town

protected historic town centre since 1970

Torre del Mar

beach and promenade, a ten-minute drive

Caleta de Vélez

fishing port and marina, a fifteen-minute drive

Axarquía

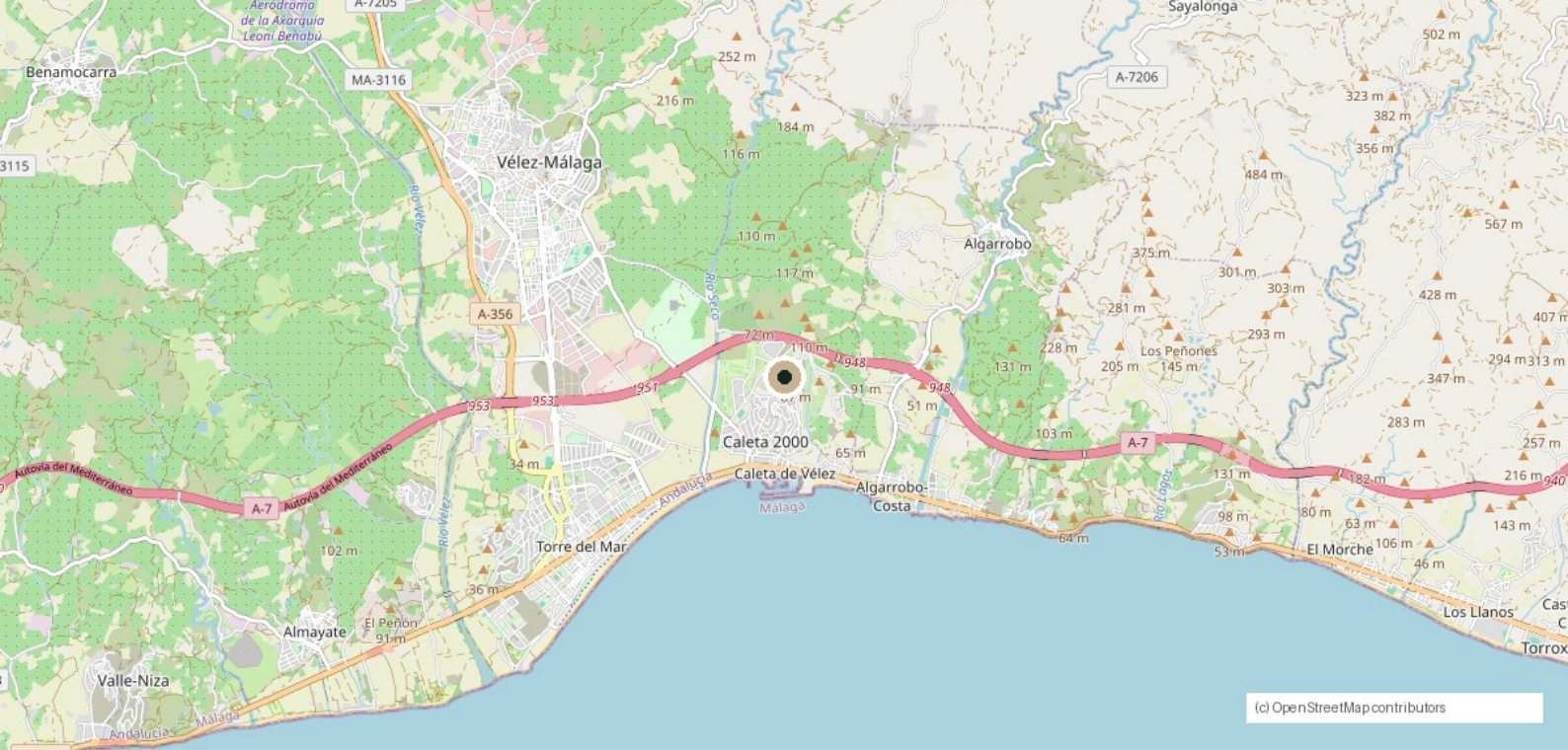
muscatel raisin growing, recognised by the FAO

25 to 30 min

to Nerja

40 to 50 min

to Málaga airport



05 · THE LOCATION

Where this development is

Vélez-Málaga

town and municipality

Costa del Sol

region

36.7592, -4.0680

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.

€273,100

price from

25

units

78 to 109 m²

living area

Jordy Brouwer

Property & deals

+31 6 40043122

Sven Jansen

Investments & advice

+31 6 40258095

info@jbpropertycapital.com · jbpropertycapital.com



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