



JANSEN & BROUWER
PROPERTY CAPITAL

APARTMENT · COSTA DEL SOL

Be Aloha

Apartment, 2 bedrooms · Marbella

FROM

€470,000

9

available

2

bedrooms

121 to 146 m²

living area



Be Aloha. Costa del Sol, Marbella.

Be Aloha is a completed development in Nueva Andalucía, one of Marbella's most sought after residential areas. The two and three bedroom apartments and the penthouses have generous terraces, open layouts and a finish in high quality materials.

Be Aloha

Marbella

Be Aloha is a completed development in Nueva Andalucía, one of Marbella's most sought after residential areas. The two and three bedroom apartments and the penthouses have generous terraces, open layouts and a finish in high quality materials. The homes are ready to move into.

The communal gardens are Mediterranean in style, with two swimming pools and a solarium, an equipped gym, a zen room and a gastronomy area. The development has 24 hour security, an underground car park and storage rooms. Golf courses, shops, restaurants and international schools are close by, and Puerto Banús is a few minutes away by car. Prices start at € 470.000 and in the current list of homes the range runs up to € 600.000.

The prices shown exclude 7 per cent transfer tax (ITP) and purchase costs. We are happy to calculate the total for you.

Property type	Apartment
Units available	9
Bedrooms	2
Bathrooms	2
Living area	121 to 146 m²
Price from	€470,000
Price to	€600,000



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.

Transfer tax (ITP 7%)	€32,900
Notary (official fees plus VAT)	€797
Land registry (official fees plus VAT)	€398
Legal support (1% plus VAT)	€5,687
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€40,282

€510,282

TOTAL INVESTMENT

€40,282

PURCHASE COSTS

8.6%

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 Marbella

Marbella combines a historic centre around the Plaza de los Naranjos with the Puerto Banús marina and the villa districts of the Golden Mile. La Concha, a mountain of 1,215 metres, stands right behind the town and is visible from almost every terrace. More than fifteen golf courses surround the municipality.

27 km

of coastline with beaches and beach clubs

15+ golf courses

including Aloha, Los Naranjos and Santa Clara

Puerto Banús

marina with shops and restaurants

Casco Antiguo

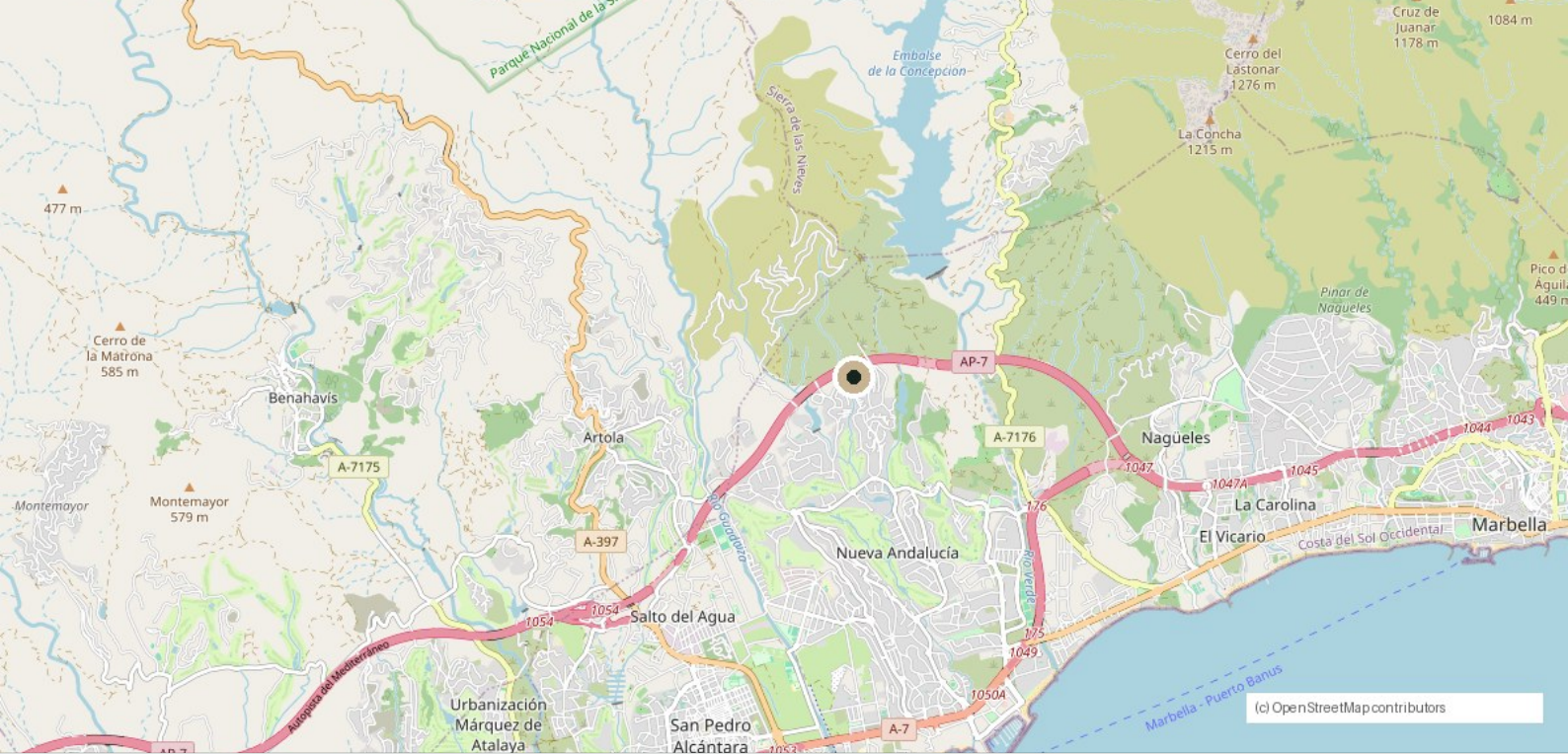
old town around the Plaza de los Naranjos

La Concha

the local mountain, 1,215 metres

40 min

to Málaga airport



05 · THE LOCATION

Where this development is

Marbella

town and municipality

Costa del Sol

region

36.5245, -4.9717

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.

€470,000

price from

9

units

121 to 146 m²

living area

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PROPERTY CAPITAL

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