



JANSEN & BROUWER
PROPERTY CAPITAL

NEW DEVELOPMENT

Gran Sol

Villa, 3 bedrooms · Calpe

FROM

€925,000

2

available

3

bedrooms

234 m²

living area



Gran Sol. Calpe.

Gran Sol is a small development of detached new build villas in a quiet, well connected residential area of Calpe. Construction has started.

Gran Sol

Calpe

Gran Sol is a small development of detached new build villas in a quiet, well connected residential area of Calpe. Construction has started. Each villa has two floors with three bedrooms and three bathrooms, on its own plot of about 800 sqm.

The villas have a contemporary interior with plenty of daylight, open spaces and generous terraces around a private pool. The garden can be laid out to your own taste, and there is a garage. Calpe's beaches, shops and town centre are a few minutes away. Prices start at € 925.000 and in the current list of homes the range runs up to € 975.000.

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	Villa
Units available	2
Bedrooms	3
Bathrooms	3
Living area	234 m²
Price from	€925,000
Price to	€975,000



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 the Valencia region, 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%)	€92,500
Stamp duty (AJD 1.4%)	€12,950
Notary (official fees plus VAT)	€994
Land registry (official fees plus VAT)	€524
Legal support (1% plus VAT)	€11,192
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€118,660

€1,043,660

TOTAL INVESTMENT

€118,660

PURCHASE COSTS

12.8%

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 Calpe

Calpe is defined by the Peñón de Ifach, a rock of 332 metres rising straight out of the sea and protected as a natural park. Two beaches lie on either side, and between the rock and the town are the old salt pans where flamingos winter. The old fishermen's quarter with its painted houses lies inland.

Peñón de Ifach

rock of 332 metres, a protected natural park

Two beaches

Arenal-Bol and La Fossa on either side

Salt pans

with flamingos in the middle of town

Fishing harbour

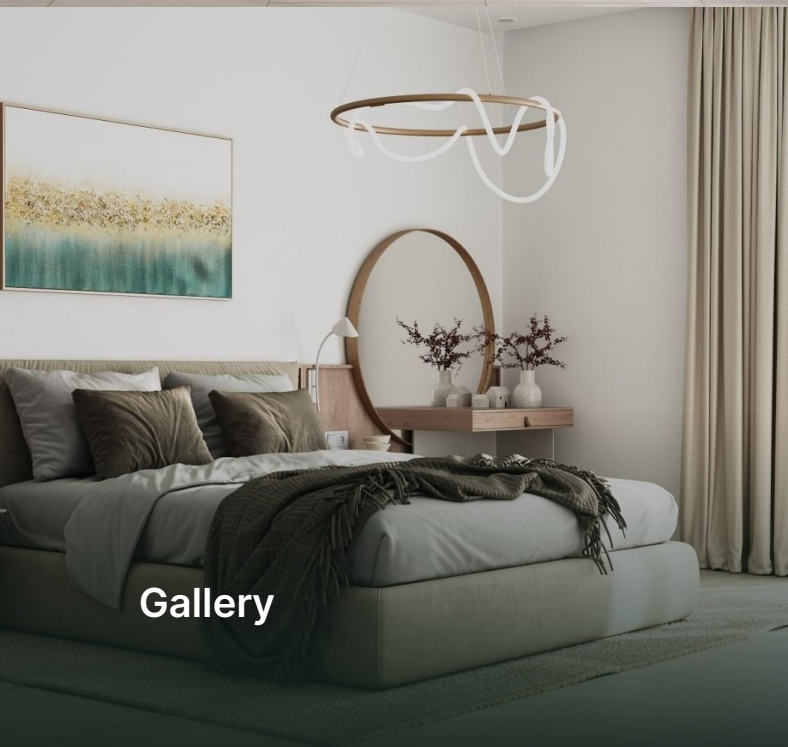
daily fish auction and restaurants

Old town

painted houses of the fishermen's quarter

1 hour

to Alicante airport



Gallery

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.

€925,000

price from

2

units

234 m²

living area

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