



JANSEN & BROUWER  
PROPERTY CAPITAL

NEW DEVELOPMENT · COSTA DEL SOL

# Medblue 4.1

Apartment, 2 to 3 bedrooms · Marbella

FROM

€458,000

11

available

2 to 3

bedrooms

82 to 118 m<sup>2</sup>

living area

[jbpropertycapital.com](http://jbpropertycapital.com)

An architectural rendering of a modern residential complex at dusk. The scene features a large, curved swimming pool in the foreground, surrounded by lounge chairs and modern furniture. In the background, there are several multi-story apartment buildings with balconies, some of which are illuminated from within. The sky is a deep blue with some light clouds. The overall atmosphere is serene and luxurious.

# Medblue 4.1. Costa del Sol, Marbella.

Medblue 4.1 is a new phase of Medblue, a development of apartments and duplex penthouses in Altos de Los Monteros, the upper part of Los Monteros, in the municipality of Marbella in the province of Málaga.

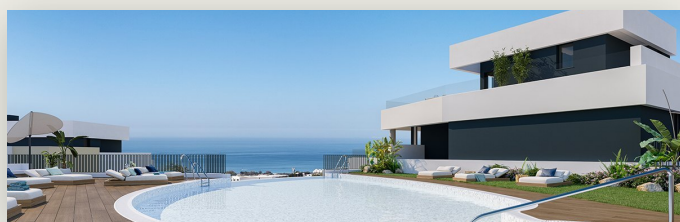
## Medblue 4.1

Marbella

Medblue 4.1 is a new phase of Medblue, a development of apartments and duplex penthouses in Altos de Los Monteros, the upper part of Los Monteros, in the municipality of Marbella in the province of Málaga. The homes in this phase have two or three bedrooms and large terraces with sea views. Some ground-floor homes have a private garden.

The development will have gardens, an outdoor swimming pool, a heated indoor pool, a spa, a gym, a multipurpose room and a communal garage with storage rooms. The homes will have a fully equipped kitchen, aerothermal underfloor heating and hot water, ducted air conditioning with zone control via home automation and motorised blinds in the bedrooms.

|                 |                                |
|-----------------|--------------------------------|
| Property type   | <b>Apartment</b>               |
| Units available | <b>11</b>                      |
| Bedrooms        | <b>2 to 3</b>                  |
| Bathrooms       | <b>2</b>                       |
| Living area     | <b>82 to 118 m<sup>2</sup></b> |
| Price from      | <b>€458,000</b>                |
| Price to        | <b>€892,000</b>                |



## Medblue 4.1

Marbella town centre is about 10 minutes away. Sales have started and construction has not yet begun. Prices start at € 458.000 and in the current list of homes the range runs up to € 892.000.

The prices shown exclude 10 per cent IVA and purchase costs. We are happy to calculate the total for you.



# 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%)                                               | €45,800 |
| Stamp duty (AJD 1.2%)                                       | €5,496  |
| Notary (official fees plus VAT)                             | €790    |
| Land registry (official fees plus VAT)                      | €394    |
| Legal support (1% plus VAT)                                 | €5,542  |
| Administrative agency (gestoría) and other costs (estimate) | €500    |
| Total purchase costs                                        | €58,522 |

**€516,522**

TOTAL INVESTMENT

**€58,522**

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 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

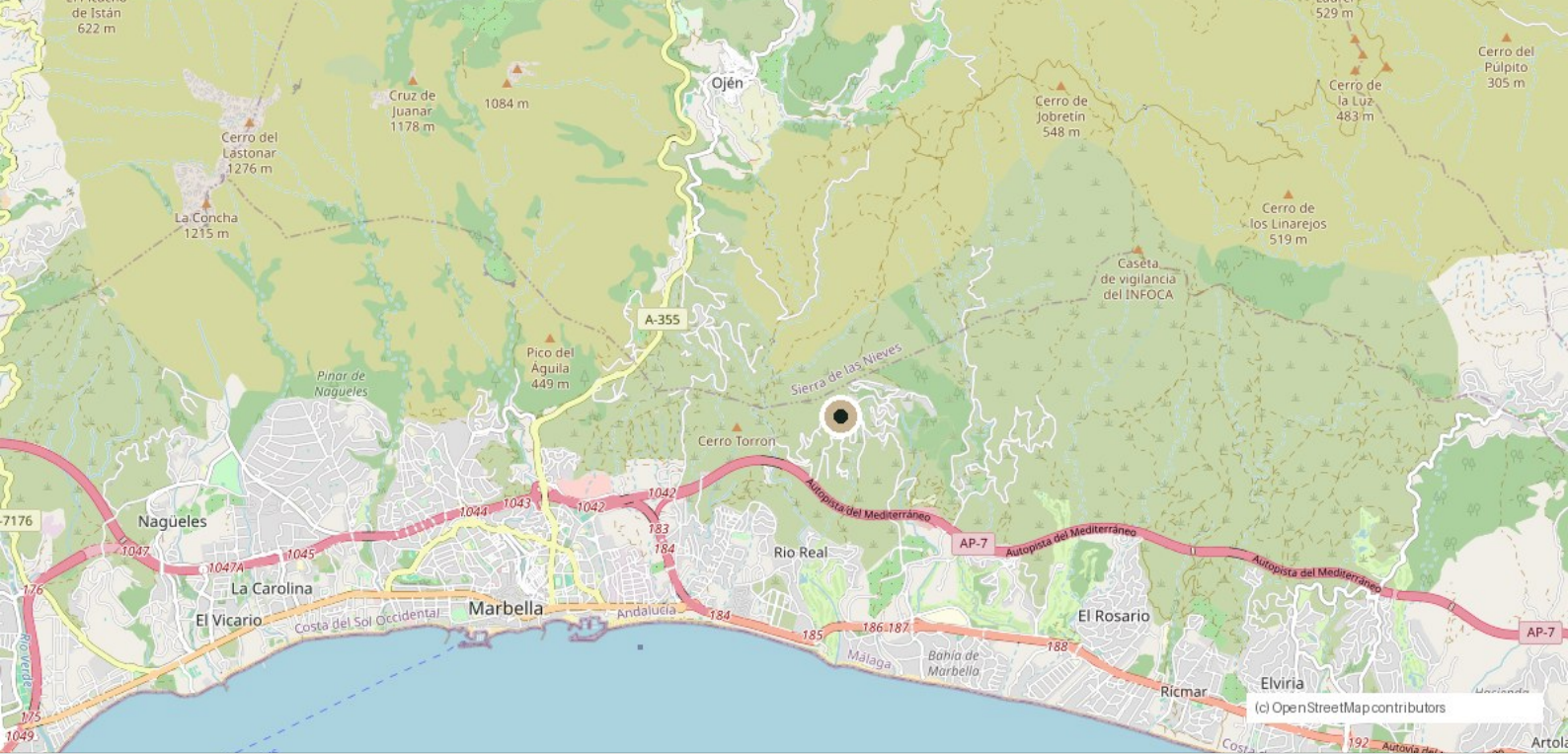
old town around the Plaza de los Naranjos

### 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

**36.5291, -4.8416**

coordinates



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.

**€458,000**

price from

**11**

units

**82 to 118 m<sup>2</sup>**

living area

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