



JANSEN & BROUWER
PROPERTY CAPITAL

NEW DEVELOPMENT · COSTA DEL SOL

Proa

Villa, 3 to 4 bedrooms · Vélez-Málaga

FROM

€435,000

10

available

3 to 4

bedrooms

111 to 133 m²

living area

jbpropertycapital.com

A photograph of a modern infinity pool with a glass railing, overlooking the ocean under a clear blue sky. The pool's edge is a light grey concrete, and the water is a deep blue. A metal ladder is visible in the pool. The horizon line is straight and divides the image into a large blue sky and a smaller blue sea.

Proa. Costa del Sol, Vélez-Málaga.

Proa is a small development of 45 semi-detached new build homes in Lagos, on the eastern coast of Málaga between Torre del Mar and Nerja. The homes sit on a natural balcony with wide views over the Mediterranean, in quiet surroundings.

Proa

Vélez-Málaga

Proa is a small development of 45 semi-detached new build homes in Lagos, on the eastern coast of Málaga between Torre del Mar and Nerja. The homes sit on a natural balcony with wide views over the Mediterranean, in quiet surroundings. El Morche is three minutes away by car, Torrox and Torre del Mar about fifteen minutes, and the beaches along this coast are close by.

Almost all homes have three bedrooms, and one home has four. They are designed for plenty of daylight and cross ventilation, with generous terraces and a private garden with sea views. The kitchen is delivered fitted with an induction hob, extractor hood, oven, fridge and dishwasher, there is ducted air conditioning and hot water from an aerothermal heat pump, and the energy rating is A.

Property type	Villa
Units available	10
Bedrooms	3 to 4
Bathrooms	2
Living area	111 to 133 m²
Price from	€435,000
Price to	€635,000



Proa

The development has landscaped gardens, a communal swimming pool and parking spaces on site. Prices start at € 435.000 and in the current list of homes the range runs up to € 635.000.

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%)	€43,500
Stamp duty (AJD 1.2%)	€5,220
Notary (official fees plus VAT)	€776
Land registry (official fees plus VAT)	€386
Legal support (1% plus VAT)	€5,264
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€55,646

€490,646

TOTAL INVESTMENT

€55,646

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 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

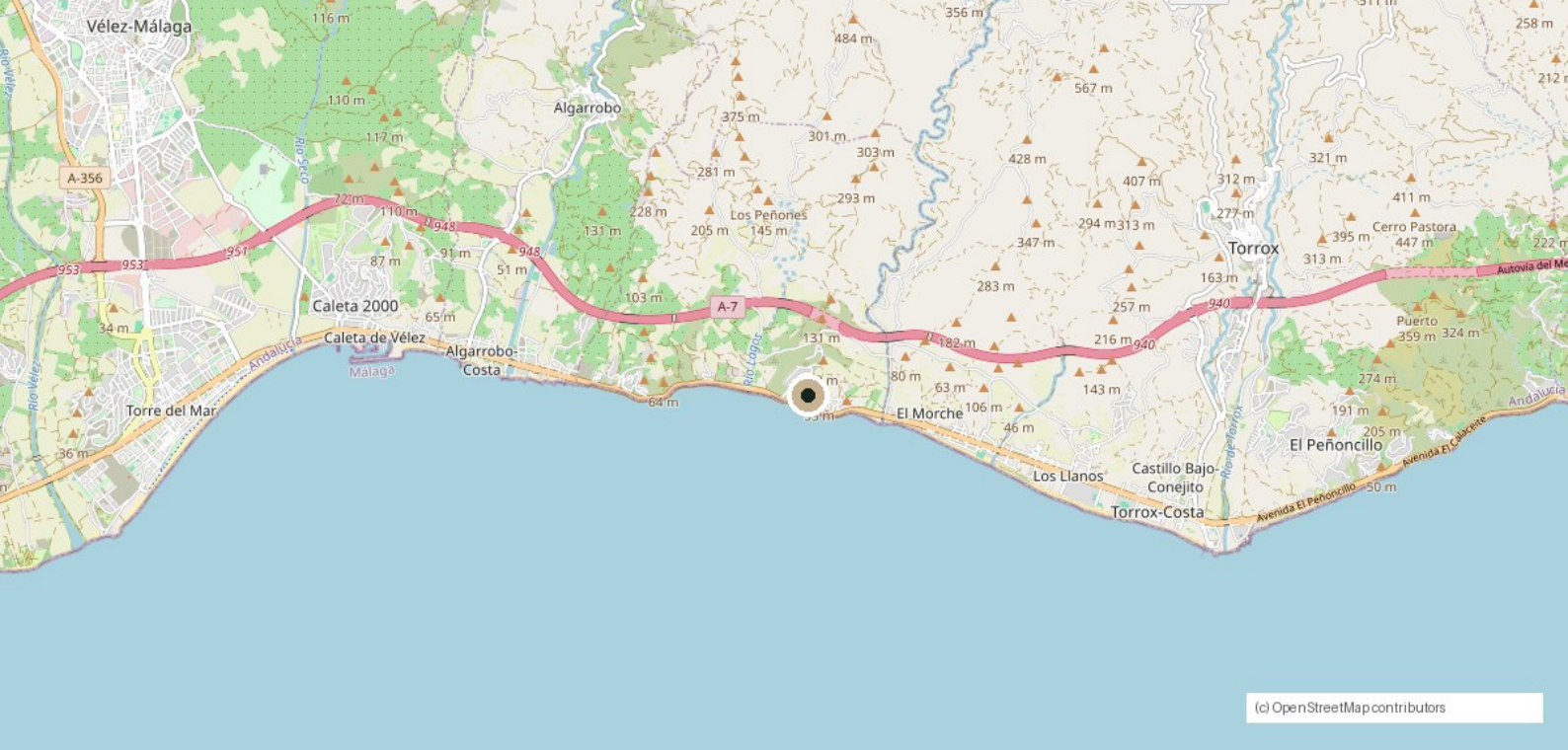
muscatel raisin growing, recognised by the FAO

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

36.7430, -4.0109

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.

€435,000

price from

10

units

111 to 133 m²

living area

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