



JANSEN & BROUWER
PROPERTY CAPITAL

NEW DEVELOPMENT · COSTA DEL SOL

Salvia II

Apartment, 3 to 4 bedrooms · Marbella

FROM

€945,000

6

available

3 to 4

bedrooms

141 to 159 m²

living area

jbpropertycapital.com



Salvia II. Costa del Sol, Marbella.

Salvia II is the second phase of a new-build complex of apartments and penthouses in San Pedro Alc ntara, in the municipality of Marbella. It lies a few minutes from the beachside promenade, which runs east to Marbella and west to Estepona.

Salvia II

Marbella

Salvia II is the second phase of a new-build complex of apartments and penthouses in San Pedro Alcántara, in the municipality of Marbella. It lies a few minutes from the beachside promenade, which runs east to Marbella and west to Estepona. The centre of San Pedro, with its shops, supermarkets, pharmacies and restaurants, is within walking distance, and Puerto Banús is about five kilometres away. The homes have two, three or four bedrooms and two or three bathrooms.

The complex consists of two buildings set around communal gardens with a pool for adults and a separate children's pool. There is also a heated indoor pool, a spa with sauna, a gym, a coworking space, a snack bar and charging points for electric cars.

Property type	Apartment
Units available	6
Bedrooms	3 to 4
Bathrooms	2
Living area	141 to 159 m²
Price from	€945,000
Price to	€1,545,000



Salvia II

The grounds are fully gated with a security entrance. Every home comes with at least one parking space and a storeroom. Specifications include ducted air conditioning with a heat pump, hot water from a geothermal system, double glazing, built-in wardrobes and non-slip porcelain tiles on the terraces. Buyers can have the finishes of their home adapted to their wishes. Prices start at € 945.000 and in the current list of homes the range runs up to € 1.545.000.

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%)	€94,500
Stamp duty (AJD 1.2%)	€11,340
Notary (official fees plus VAT)	€1,001
Land registry (official fees plus VAT)	€529
Legal support (1% plus VAT)	€11,434
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€119,304

€1,064,304

TOTAL INVESTMENT

€119,304

PURCHASE COSTS

12.6%

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

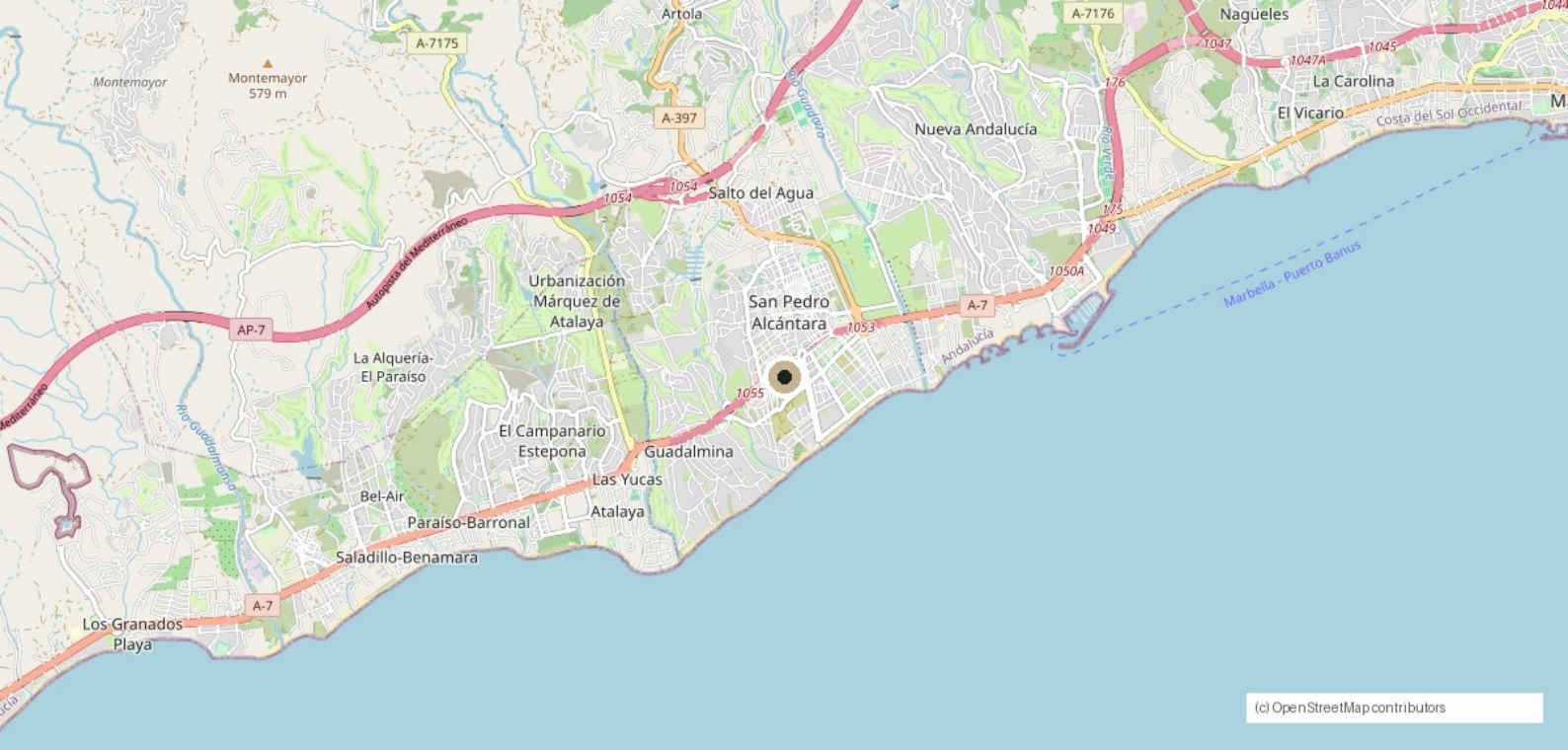
old town around the Plaza de los Naranjos

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

36.4797, -4.9912

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.

€945,000

price from

6

units

141 to 159 m²

living area

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