JANSEN & BROUWER
PROPERTY CAPITAL

VILLA

Dunique Marbella

3 bedrooms, 286 m² · Marbella

ASKING PRICE

€5,200,000

3	4	286 m²	151 m²
bedrooms	bathrooms	living area	terrace

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Villa in Marbella. Spain.

Dunique is set on the beach in Marbella and offers 96 spacious apartments and semi-detached villas with exceptional specifications. It also has spectacular communal areas, including a social club with services that are unique on the Costa del Sol.

01 · THE PROPERTY

Dunique Marbella

Marbella

Dunique is set on the beach in Marbella and offers 96 spacious apartments and semi-detached villas with exceptional specifications. It also has spectacular communal areas, including a social club with services that are unique on the Costa del Sol.

Property type	**Villa**
Bedrooms	**3**
Bathrooms	**4**
Living area	**286 m²**
Terrace	**151 m²**
Completion	**New build**
Asking price	**€5,200,000**
Reference	**DU-202**

02 · WHAT WE DO

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.

03 · FEATURES

What this property offers

- Front-line beach
- Gym
- Solarium
- Close to mountains
- Public transport nearby
- Garage

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 · PURCHASE COSTS

What the purchase costs beyond the price

The tax rates are those of Andalusia. Notary and land registry follow the official fee scale (arancel); legal support and the other costs are estimates.

VAT (IVA 10%)	**€520,000**
Stamp duty (AJD 1.2%)	**€62,400**
Notary (official fees plus VAT)	**€2,546**
Land registry (official fees plus VAT)	**€1,559**
Legal support (1% plus VAT)	**€62,920**
Administrative agency (gestoría) and other costs (estimate)	**€500**
Total purchase costs	**€649,925**

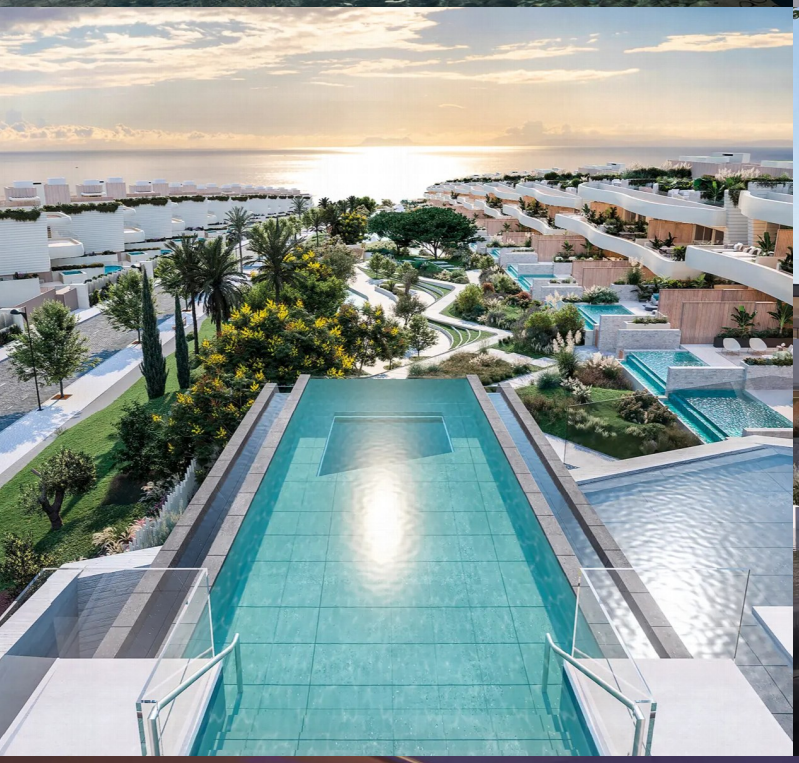
€5,849,925
TOTAL INVESTMENT

€649,925
PURCHASE COSTS

12.5%
OF THE PURCHASE PRICE

Example calculation at the stated asking price, 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, and the Spanish tax authority may apply its own reference value. No rights can be derived from this calculation.

Gallery



Gallery

06 · IN CLOSING

We guide your purchase, from first viewing to the keys.

Would you like to view this property or first see the full documentation? Please get in touch. We will send the floor plans, the specification and the availability, and arrange a viewing if you wish.

€5,200,000
asking price

3
bedrooms

286 m²
living area

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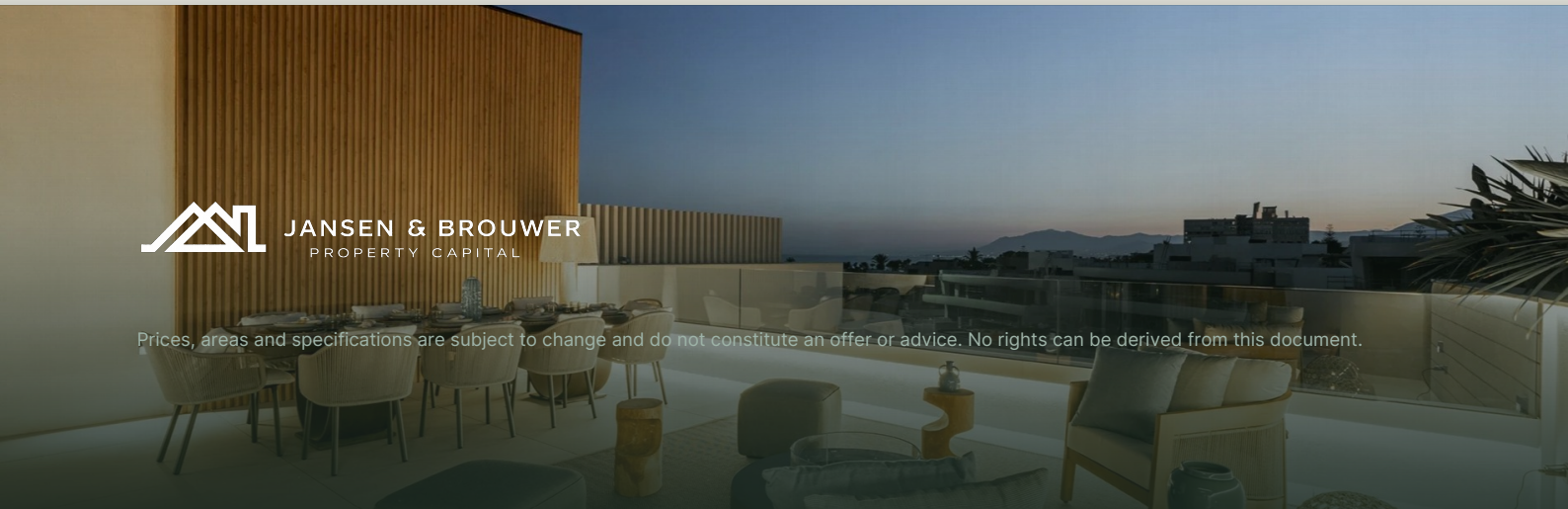

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