



JANSEN & BROUWER  
PROPERTY CAPITAL

APARTMENT

# Abelias, Finca Doña María

3 bedrooms, 124 m<sup>2</sup> · Benalmádena

ASKING PRICE

€1,200,000

3

bedrooms

124 m<sup>2</sup>

living area



# Apartment in Benalmádena. Spain.

Abelias sits on the Torrequebrada golf course in Benalmádena and combines modern living with Andalusian building traditions.

## Abelias, Finca Doña María

Benalmádena

Abelias sits on the Torrequebrada golf course in Benalmádena and combines modern living with Andalusian building traditions. The duplex penthouses stand out most: on the main level a continuous living, dining and kitchen space opening onto the terrace, with two bedrooms and two bathrooms below, and the master bedroom with its own terrace above. There are also apartments with two bedrooms and two bathrooms, where the master bedroom has its own bathroom with twin basins. Every home is designed to let inside and outside run into one another. The development has a pool. Prices start at € 430.000 and we will ask the developer for the completion date on your behalf. In the developer's current price list the range runs up to € 1.250.000. Home FDM44A has 3 bedrooms and 124 sqm of built area. This home is priced at € 1.200.000 excluding 10 per cent IVA, or € 1.320.000 including IVA. Purchase costs come on top; we are happy to calculate the total for you.

|               |                   |
|---------------|-------------------|
| Property type | <b>Apartment</b>  |
| Bedrooms      | <b>3</b>          |
| Living area   | <b>124 m²</b>     |
| Completion    | <b>New build</b>  |
| Asking price  | <b>€1,200,000</b> |
| Reference     | <b>FDM44A</b>     |



# 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 · THE AREA

## What you will find around Benalmádena

Benalmádena has three parts: the white village in the hills, Arroyo de la Miel with the amenities and the coast with Puerto Marina. That marina has repeatedly been named the finest in the world. A cable car takes you to the top of Calamorro at 769 metres in fifteen minutes.

### Puerto Marina

repeatedly named the world's finest marina

### Cable car

to the summit of Calamorro, 769 metres

### Benalmádena Pueblo

white village in the hills

### Beaches

continuous promenade all the way to Torremolinos

### Train station

direct line to Málaga and the airport

### 15 min

to Málaga airport

# 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%)                                               | €120,000 |
| Stamp duty (AJD 1.2%)                                       | €14,400  |
| Notary (official fees plus VAT)                             | €1,094   |
| Land registry (official fees plus VAT)                      | €591     |
| Legal support (1% plus VAT)                                 | €14,520  |
| Administrative agency (gestoría) and other costs (estimate) | €500     |
| Total purchase costs                                        | €151,105 |

€1,351,105

TOTAL INVESTMENT

€151,105

PURCHASE COSTS

12.6%

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



## 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.

**€1,200,000**

asking price

**3**

bedrooms

**124 m<sup>2</sup>**

living area

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