



JANSEN & BROUWER
PROPERTY CAPITAL

APARTMENT

Abril

3 bedrooms, 140 m² · Casares

ASKING PRICE

€491,000

3

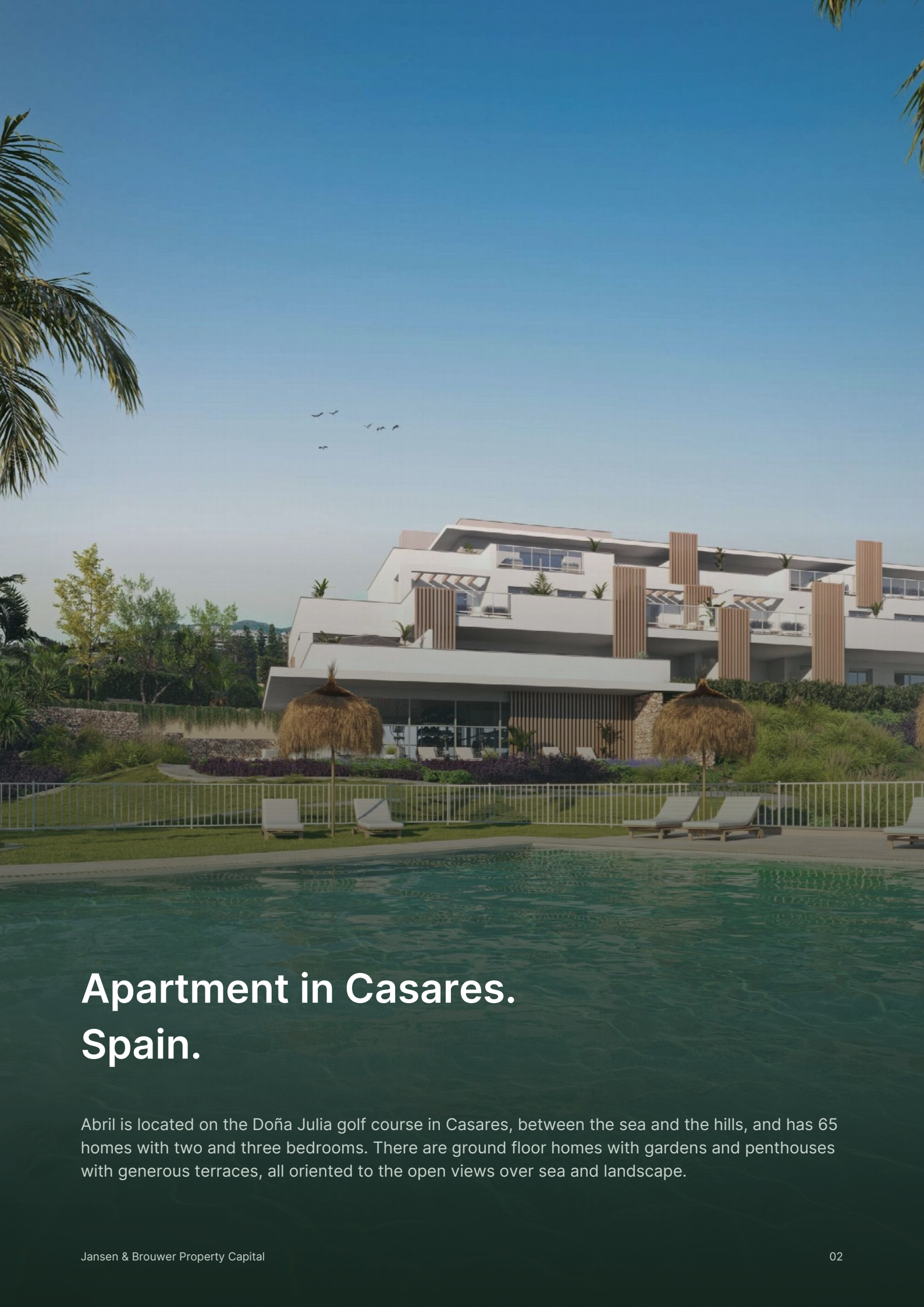
bedrooms

2

bathrooms

140 m²

living area



Apartment in Casares. Spain.

Abril is located on the Doña Julia golf course in Casares, between the sea and the hills, and has 65 homes with two and three bedrooms. There are ground floor homes with gardens and penthouses with generous terraces, all oriented to the open views over sea and landscape.

Abril

Casares

Abril is located on the Doña Julia golf course in Casares, between the sea and the hills, and has 65 homes with two and three bedrooms. There are ground floor homes with gardens and penthouses with generous terraces, all oriented to the open views over sea and landscape. The development has an infinity pool with a beach area, a gym with spa, a zen area, a calisthenics space, a viewpoint over the golf course and the sea, and landscaped gardens. The homes have a heat pump for hot water and efficient climate control. Construction has started, and a parking space and a storage room are included in the price. Prices start at € 428.000 and in the current list of homes the range runs up to € 680.000. This home on the first floor has 3 bedrooms, 2 bathrooms and 140 sqm of built area (including terrace and share of communal areas). The terrace measures 21 sqm. A parking space and a storage room are included in the price. This home is priced at € 491.000 excluding 10 per cent IVA, or € 540.100 including IVA. Purchase costs come on top; we are happy to calculate the total for you.

Property type	Apartment
Bedrooms	3
Bathrooms	2
Living area	140 m²
Completion	New build
Asking price	€491,000
Reference	rij5



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 Casares

Casares is the white village that appears on every Costa del Sol postcard: houses climbing the rock beneath a Moorish castle. The municipality reaches down to the sea, where Casares Costa has quiet beaches. A colony of griffon vultures nests in the Sierra Crestellina above.

White village

at 435 metres beneath a Moorish castle

Finca Cortesín

golf course that hosted the 2023 Solheim Cup

Casares Costa

quiet beaches on its own coastline

Sierra Crestellina

nature reserve with griffon vultures

20 min

to the centre of Estepona

35 min

to Gibraltar 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%)	€49,100
Stamp duty (AJD 1.2%)	€5,892
Notary (official fees plus VAT)	€810
Land registry (official fees plus VAT)	€406
Legal support (1% plus VAT)	€5,941
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€62,649

€553,649

TOTAL INVESTMENT

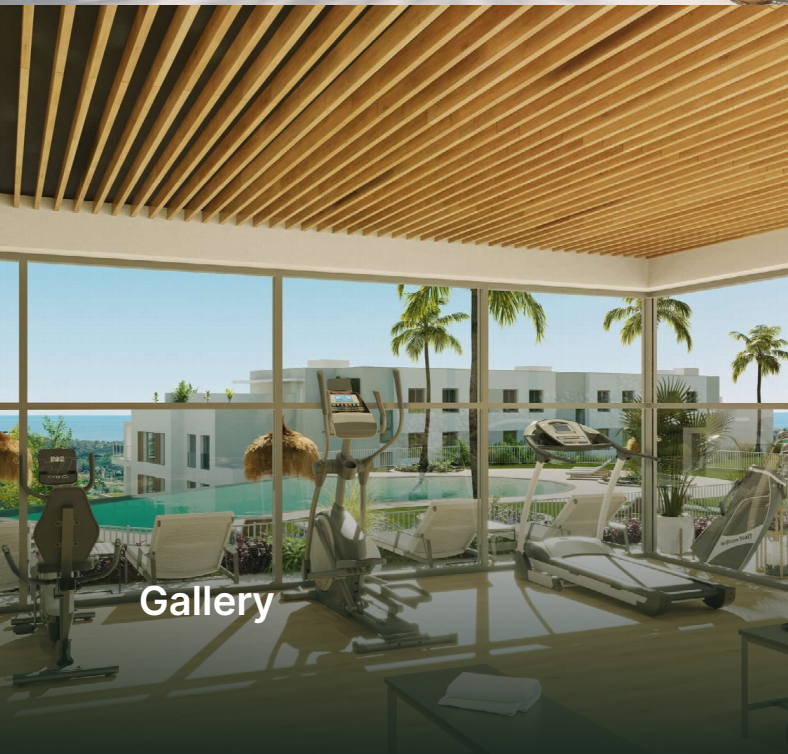
€62,649

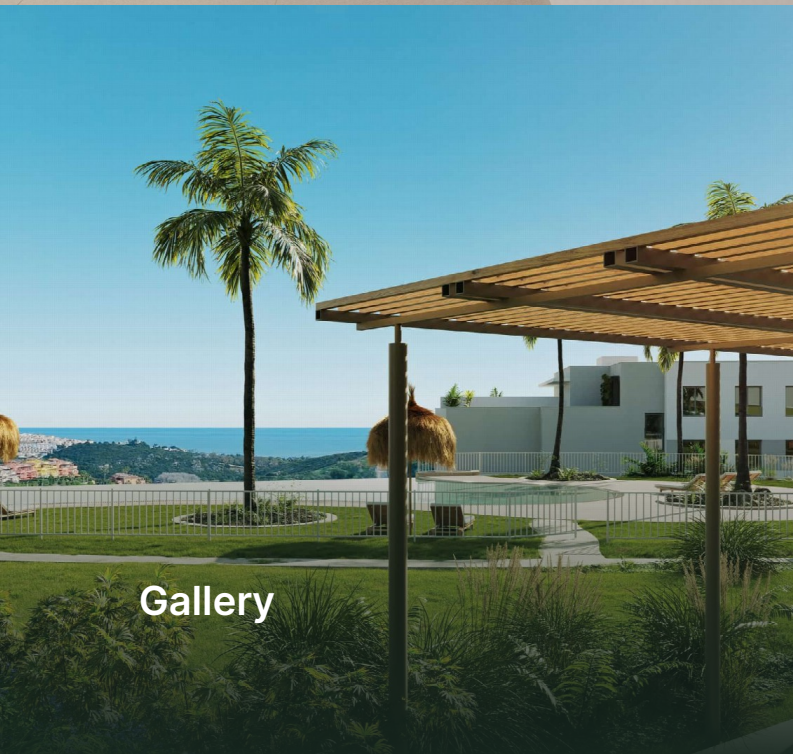
PURCHASE COSTS

12.8%

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.







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.

€491,000

asking price

3

bedrooms

140 m²

living area

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