



JANSEN & BROUWER
PROPERTY CAPITAL

DUPLEX

Alcaidesa Homes

4 bedrooms, 214 m² · La Alcaidesa

ASKING PRICE

€643,000

4

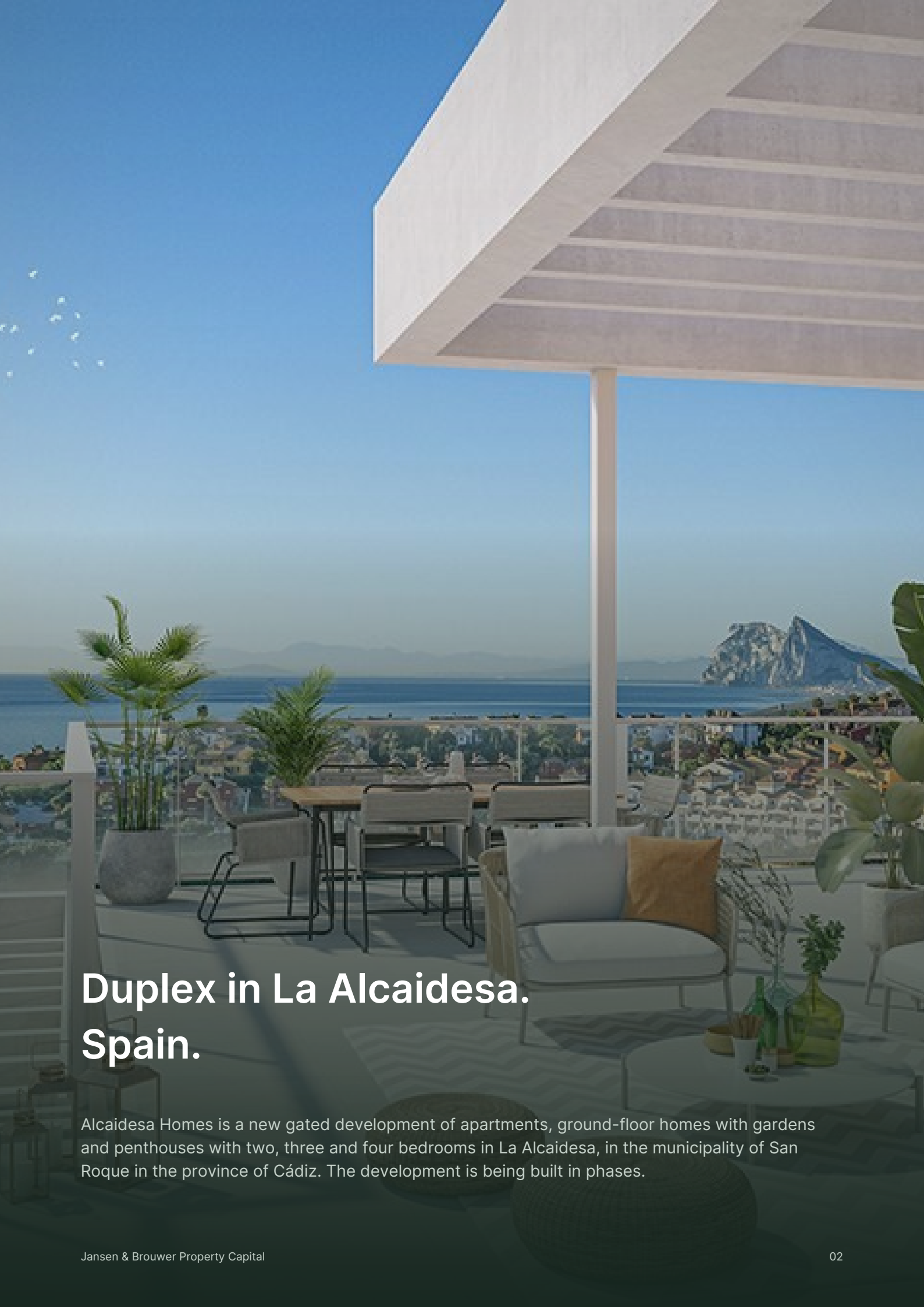
bedrooms

3

bathrooms

214 m²

living area



Duplex in La Alcaidesa. Spain.

Alcaidesa Homes is a new gated development of apartments, ground-floor homes with gardens and penthouses with two, three and four bedrooms in La Alcaidesa, in the municipality of San Roque in the province of Cádiz. The development is being built in phases.

Alcaidesa Homes

La Alcaidesa

Alcaidesa Homes is a new gated development of apartments, ground-floor homes with gardens and penthouses with two, three and four bedrooms in La Alcaidesa, in the municipality of San Roque in the province of Cádiz. The development is being built in phases. The homes have large terraces and views of the sea and the golf course, and the beach and several golf courses are easily reached. The development has an infinity pool, gardens, a gym, a sauna, a coworking area and a multi-purpose lounge, with access control and CCTV. The homes come with a fitted kitchen with appliances, ducted air conditioning for cooling and heating, electric underfloor heating in the main bathroom and a smart lock. The garage is reached by lift and has pre-installation for electric vehicle charging.

Property type	Duplex
Bedrooms	4
Bathrooms	3
Living area	214 m²
Completion	New build
Asking price	€643,000
Reference	140D



Alcaidesa Homes

The homes are under construction. Prices start at € 643.000 and in the current list of homes the range runs up to € 930.000. The prices shown come from the current list of available homes. New builds in Spain are normally subject to 10 per cent IVA on top, plus purchase costs. We confirm for each home what the price includes and 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.



03 · THE AREA

What you will find around La Alcaidesa

La Alcaidesa is a residential area on the Mediterranean, some 10 km north of the town of La Línea de la Concepción. The southern part, where this project lies, belongs to the municipality of La Línea, the northern part with the golf courses to San Roque. From the beach you can see the Rock of Gibraltar and, on clear days, the coast of Morocco.

Golf

two 18-hole courses, a ten-minute drive

Beach

Playa de La Alcaidesa, 10 to 15 minutes on foot

Alcaidesa Marina

624 berths in La Línea, 20 to 25 minutes

Sotogrande

marina with restaurants, 20 to 25 minutes

25 min

to the Gibraltar border and the airport

90 min

to Málaga airport, partly on toll roads

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%)	€64,300
Stamp duty (AJD 1.2%)	€7,716
Notary (official fees plus VAT)	€892
Land registry (official fees plus VAT)	€456
Legal support (1% plus VAT)	€7,780
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€81,644

€724,644

TOTAL INVESTMENT

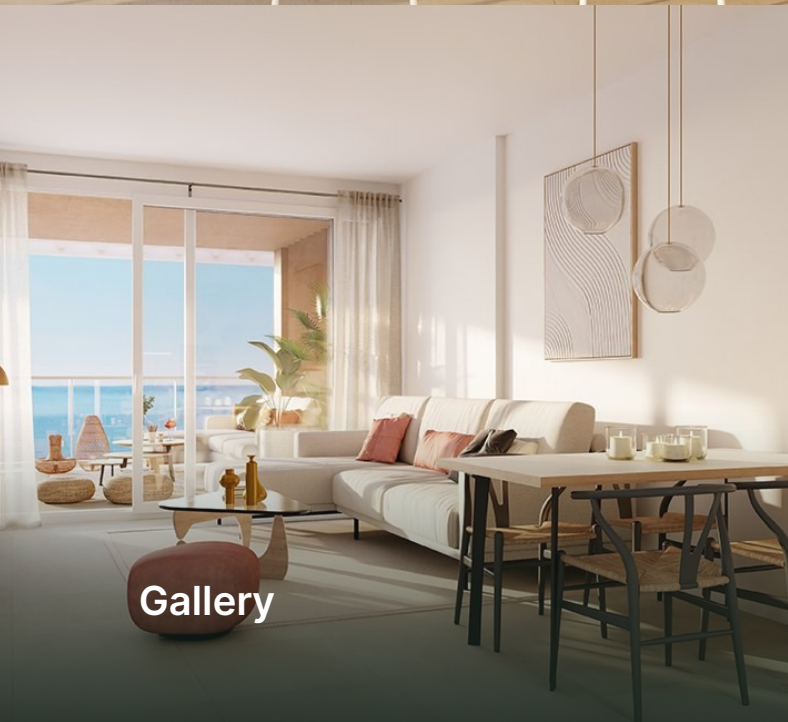
€81,644

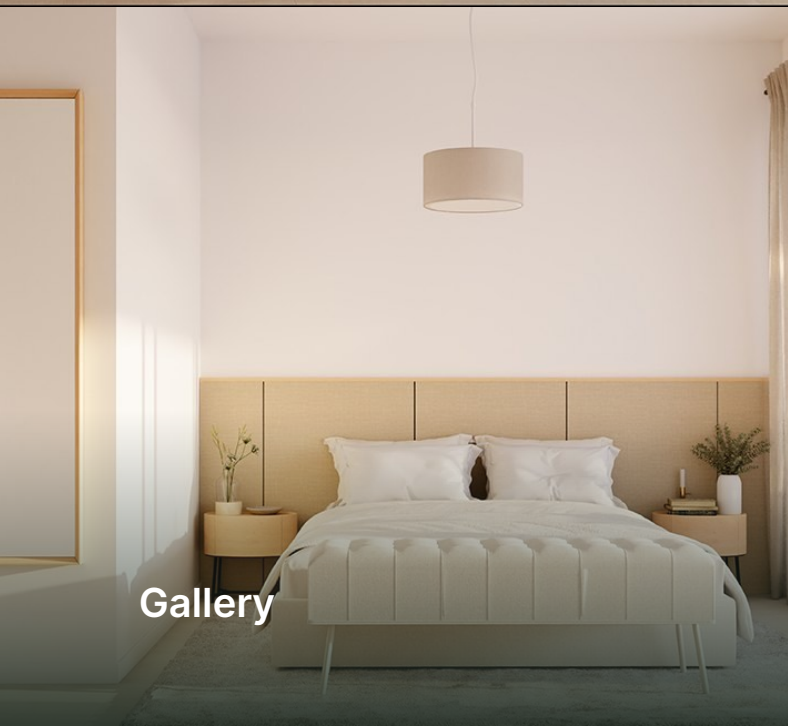
PURCHASE COSTS

12.7%

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



09



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.

€643,000

asking price

4

bedrooms

214 m²

living area

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