



JANSEN & BROUWER  
PROPERTY CAPITAL

APARTMENT

# Allure

3 bedrooms, 106 m<sup>2</sup> · Calpe

ASKING PRICE

€1,015,000

3

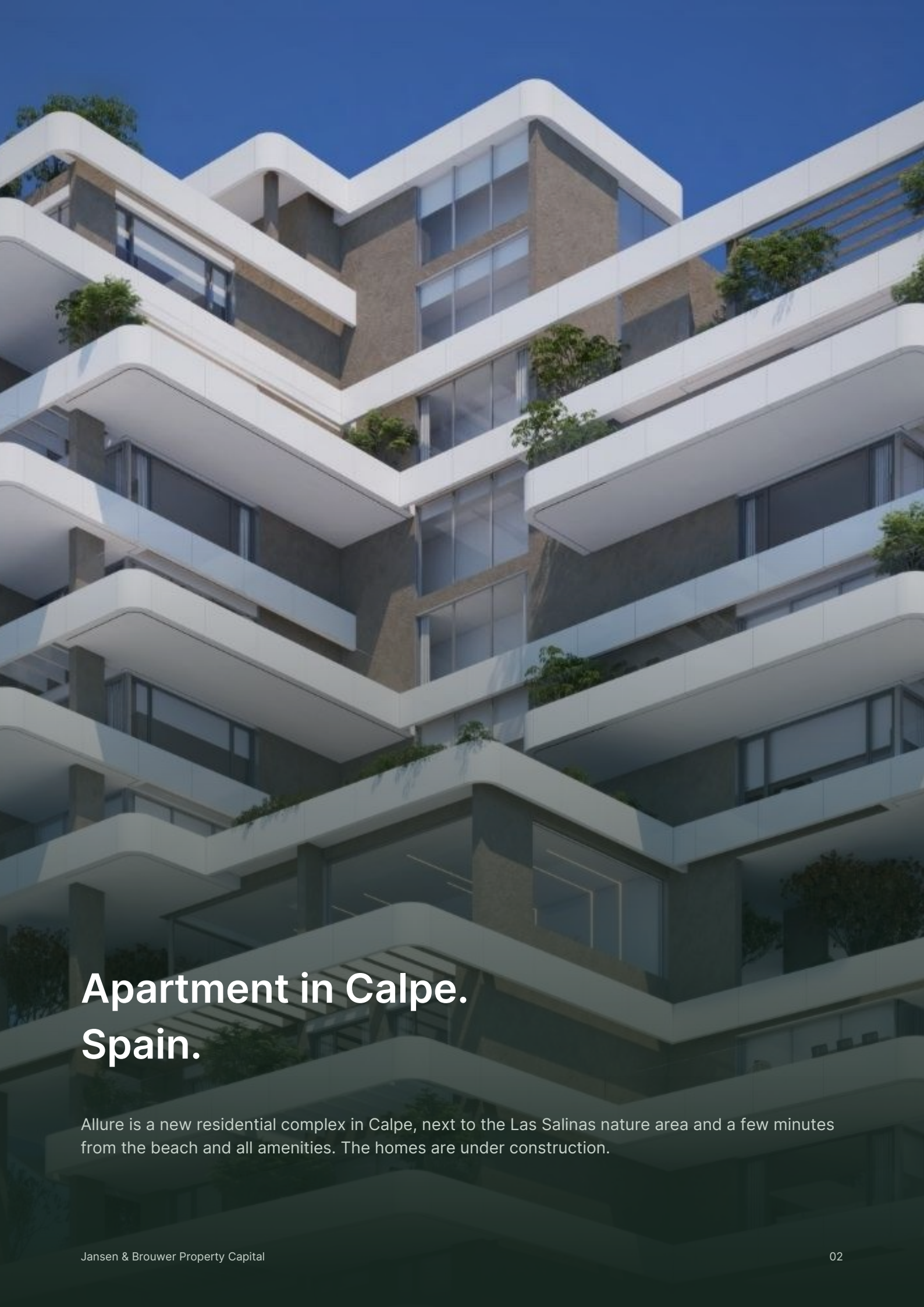
bedrooms

2

bathrooms

106 m<sup>2</sup>

living area



# Apartment in Calpe. Spain.

Allure is a new residential complex in Calpe, next to the Las Salinas nature area and a few minutes from the beach and all amenities. The homes are under construction.

# Allure

Calpe

Allure is a new residential complex in Calpe, next to the Las Salinas nature area and a few minutes from the beach and all amenities. The homes are under construction. The complex is designed as a resort in town, with more than 3,500 sqm of communal areas: swimming pools, one of them heated, a gym, a padel court, large gardens, lounge areas and a pool bar. The development offers apartments with two and three bedrooms and two bathrooms, with open, bright spaces and generous terraces, and the higher floors look out over the sea. Every home has home automation, climate control, motorised shutters and video surveillance, the complex has a lift and controlled access, and a parking space and a storage room are included in the price.

|               |                   |
|---------------|-------------------|
| Property type | <b>Apartment</b>  |
| Bedrooms      | <b>3</b>          |
| Bathrooms     | <b>2</b>          |
| Living area   | <b>106 m²</b>     |
| Completion    | <b>New build</b>  |
| Asking price  | <b>€1,015,000</b> |
| Reference     | <b>B26</b>        |



## Allure

Prices start at € 605.000 and in the current list of homes the range runs up to € 1.672.000. This home, reference B26, is on the 14th floor of tower B and has 3 bedrooms, 2 bathrooms and 106 sqm of built area, with a private terrace, a parking space and a storage room. The asking price of this home is € 1.015.000. We confirm what the price includes, such as IVA, and are happy to calculate the total including purchase costs 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 Calpe

Calpe is defined by the Peñón de Ifach, a rock of 332 metres rising straight out of the sea and protected as a natural park. Two beaches lie on either side, and between the rock and the town are the old salt pans where flamingos winter. The old fishermen's quarter with its painted houses lies inland.

### Peñón de Ifach

rock of 332 metres, a protected natural park

### Two beaches

Arenal-Bol and La Fossa on either side

### Salt pans

with flamingos in the middle of town

### Fishing harbour

daily fish auction and restaurants

### Old town

painted houses of the fishermen's quarter

### 1 hour

to Alicante airport

## What the purchase costs beyond the price

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

|                                                             |          |
|-------------------------------------------------------------|----------|
| VAT (IVA 10%)                                               | €101,500 |
| Stamp duty (AJD 1.4%)                                       | €14,210  |
| Notary (official fees plus VAT)                             | €1,027   |
| Land registry (official fees plus VAT)                      | €546     |
| Legal support (1% plus VAT)                                 | €12,282  |
| Administrative agency (gestoría) and other costs (estimate) | €500     |
| Total purchase costs                                        | €130,065 |

**€1,145,065**

TOTAL INVESTMENT

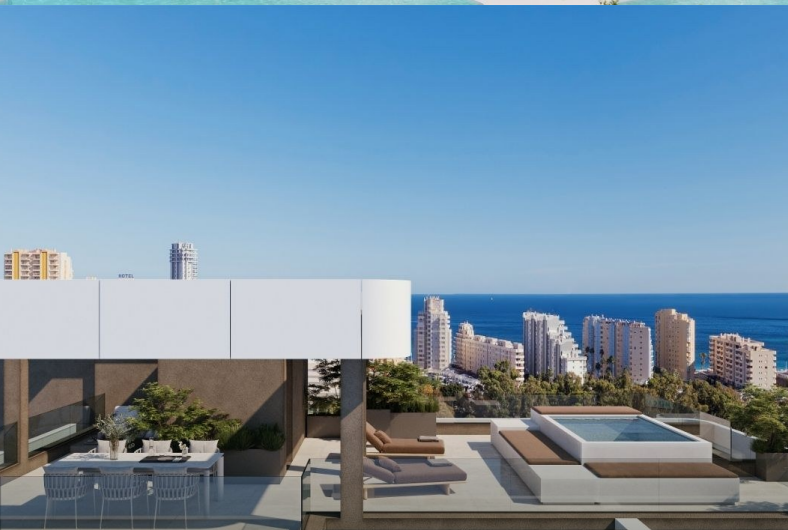
**€130,065**

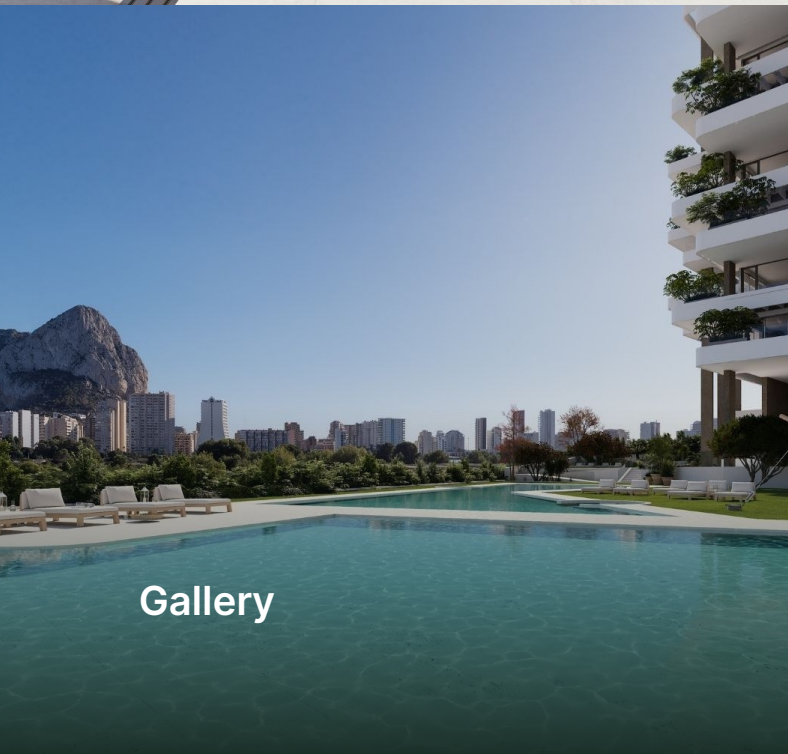
PURCHASE COSTS

**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.

**€1,015,000**

asking price

**3**

bedrooms

**106 m<sup>2</sup>**

living area

**Jordy Brouwer**

Property & deals

**+31 6 40043122**

**Sven Jansen**

Investments & advice

**+31 6 40258095**

[info@jbpropertycapital.com](mailto:info@jbpropertycapital.com) · [jbpropertycapital.com](https://jbpropertycapital.com)



**JANSEN & BROUWER**  
PROPERTY CAPITAL

Prices, areas and specifications are subject to change and do not constitute an offer or advice. No rights can be derived from this document.