JANSEN & BROUWER
PROPERTY CAPITAL

APARTMENT

Apartment in Benahavís, Solenne

3 bedrooms, 154 m² · Benahavís

ASKING PRICE

€1,315,000

3	2	154 m²
bedrooms	bathrooms	living area

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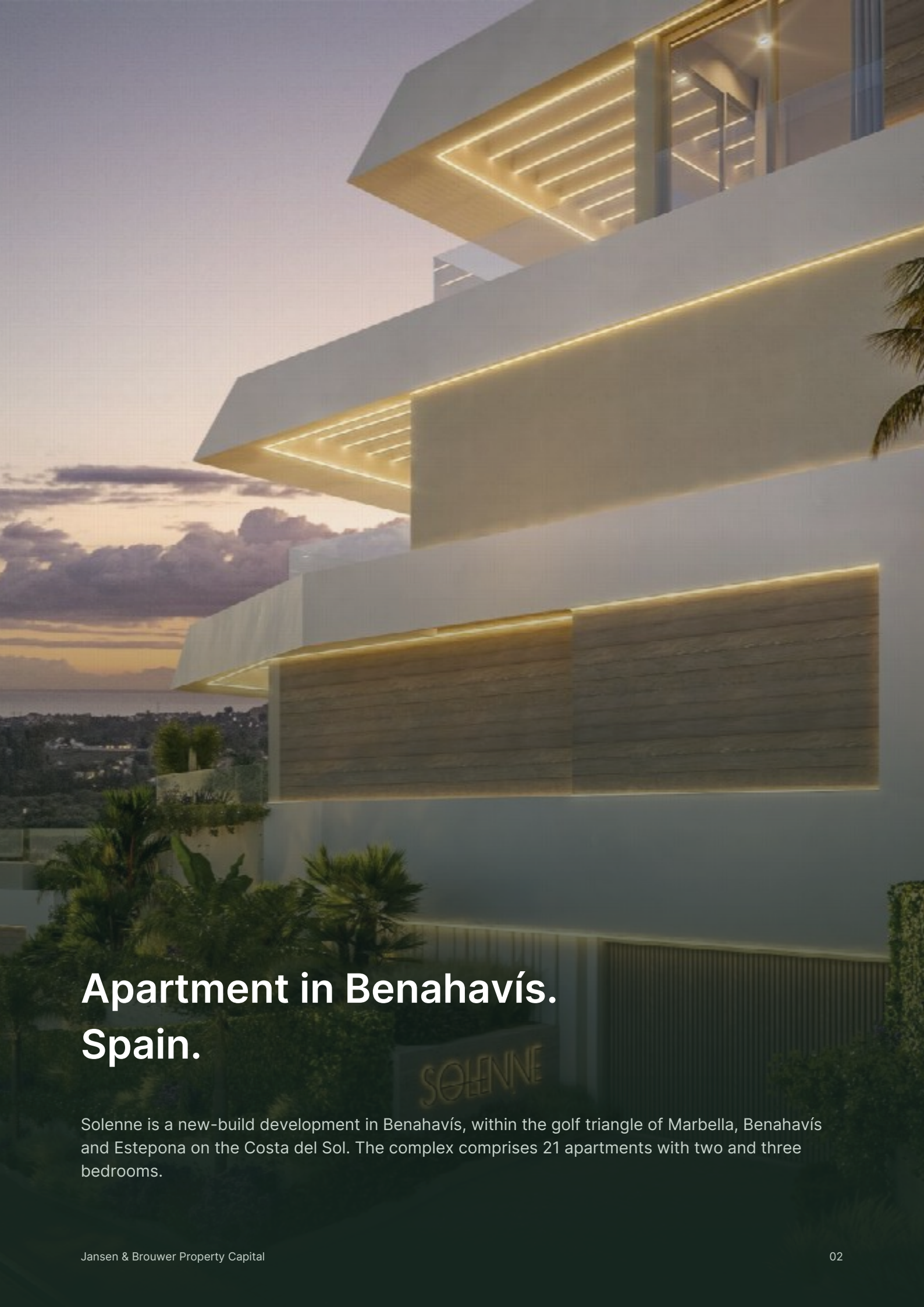


Apartment in Benahavís. Spain.

Solenne is a new-build development in Benahavís, within the golf triangle of Marbella, Benahavís and Estepona on the Costa del Sol. The complex comprises 21 apartments with two and three bedrooms.

01 · THE PROPERTY

Apartment in Benahavís, Solenne

Benahavís

Solenne is a new-build development in Benahavís, within the golf triangle of Marbella, Benahavís and Estepona on the Costa del Sol. The complex comprises 21 apartments with two and three bedrooms. The penthouses and ground-floor homes have a private pool. Living areas range from 95 to 186 m², with terraces of 35 to 75 m². The complex is built in terraced tiers for privacy and unobstructed views, orientated south to south-east, with views of the Mediterranean. Communal facilities include a heated indoor pool with waterfalls, an outdoor pool, a fully equipped gym, a sauna, a Turkish bath, a golf simulator and an underground car park. Technically: underfloor heating powered by aerothermal energy, home automation, double glazing with a low-emissivity coating and an open-plan kitchen with island. Nueva Andalucía is ten minutes away, Puerto Banús twelve. Construction starts in October 2026, with completion estimated for the third quarter of 2029.

Property type	**Apartment**
Bedrooms	**3**
Bathrooms	**2**
Living area	**154 m²**
Completion	**New build**
Asking price	**€1,315,000**
Reference	**SO-31A**

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

- Wellness area with heated indoor pool with waterfalls
- Sauna
- Turkish bath (hammam)
- Shower in the wellness area
- Fully equipped gym
- Golf simulator
- Communal infinity outdoor pool
- Underground parking garage, prepared for EV charging points
- Gated grounds with video surveillance
- Mediterranean landscaped garden with low-maintenance species

04 · THE AREA

What you will find around Benahavís

Benahavís is known as the dining room of the Costa del Sol: a small mountain village with a striking number of good restaurants. The municipality lies between Marbella, Estepona and Ronda and counts nine golf courses. A walking route runs through the Guadalmina gorge past natural swimming spots.

9 golf courses

including La Quinta and Marbella Club Golf

Mountain village

known for its restaurants

Guadalmina

gorge with natural swimming spots

La Zagaleta

gated estate within the municipality

15 min

to Marbella and the beach

50 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.

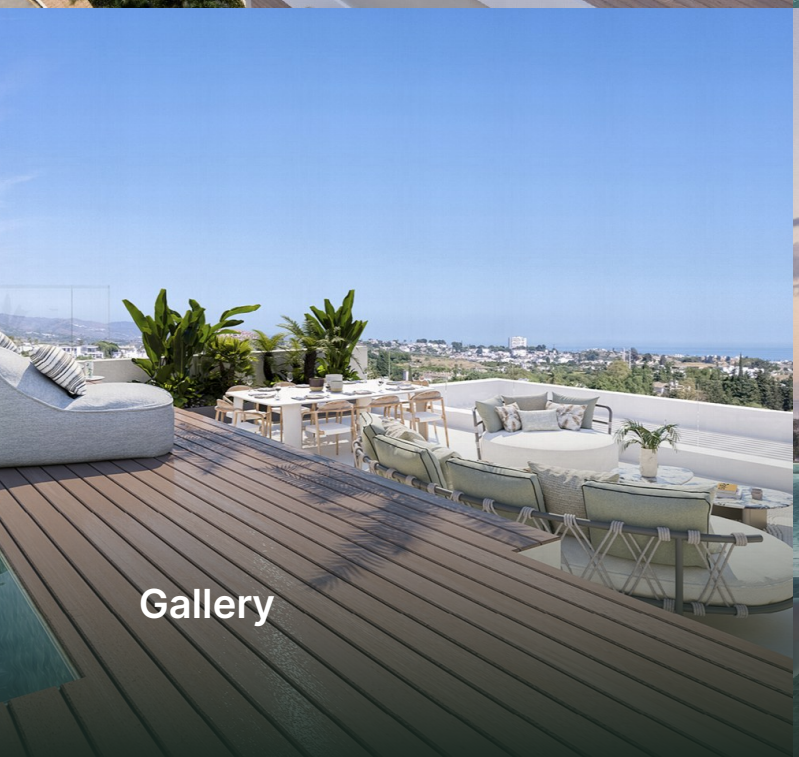
VAT (IVA 10%)	**€131,500**
Stamp duty (AJD 1.2%)	**€15,780**
Notary (official fees plus VAT)	**€1,135**
Land registry (official fees plus VAT)	**€619**
Legal support (1% plus VAT)	**€15,912**
Administrative agency (gestoría) and other costs (estimate)	**€500**
Total purchase costs	**€165,446**

€1,480,446
TOTAL INVESTMENT

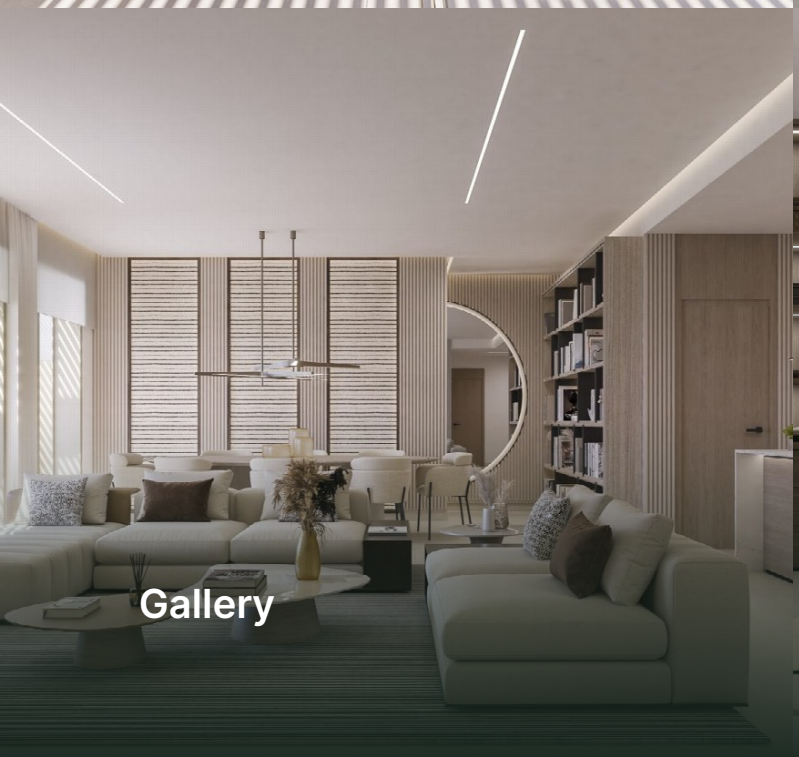
€165,446
PURCHASE COSTS

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

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.

€1,315,000
asking price

3
bedrooms

154 m²
living area

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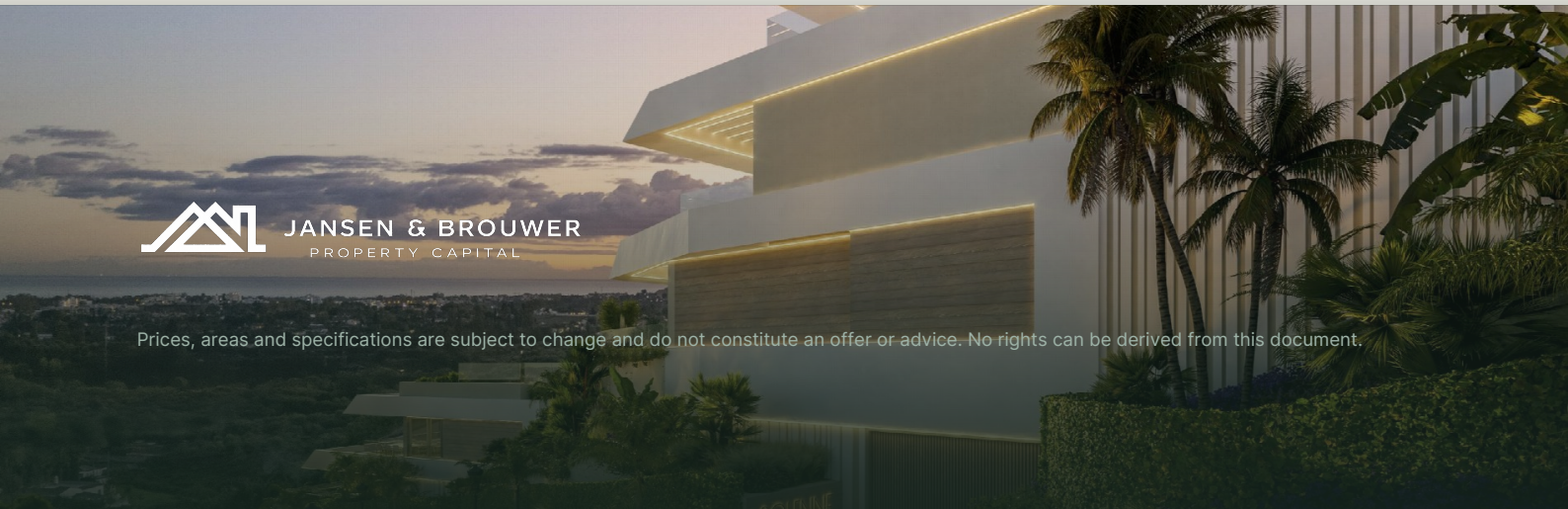

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