JANSEN & BROUWER
PROPERTY CAPITAL

APARTMENT

Apartment in Benalmádena, Casatalaya Residences

3 bedrooms, 143 m² · Benalmádena

ASKING PRICE

€1,030,000

3
bedrooms

2
bathrooms

143 m²
living area

jbpropertycapital.com

Apartment in Benalmádena. Spain.

Casa Talaya Residences is a complex of 28 homes in Benalmádena, on the Costa del Sol in the province of Málaga.

01 · THE PROPERTY

Apartment in Benalmádena, Casatalaya...

Benalmádena

Casa Talaya Residences is a complex of 28 homes in Benalmádena, on the Costa del Sol in the province of Málaga. Torremuelle beach is a three-minute walk away along a landscaped path through the public park in front of the complex, and the Torrequebrada golf course and Puerto Marina are just minutes away. The complex sits on gently sloping ground and every home faces the coast, with sea views and a generous terrace. The ground-floor homes have a private garden and the penthouses a solarium. Communal facilities cover 345 m²: a heated indoor pool of 12.5 by 3 metres, an outdoor pool with sunbeds and shaded areas, a gym, a wellness area with sauna and hammam, and a social area with coworking. The grounds are gated with access control. Technically: underfloor heating, aerothermal technology, home automation with touchscreen and an AA energy certificate.

Property type	**Apartment**
Bedrooms	**3**
Bathrooms	**2**
Living area	**143 m²**
Completion	**New build**
Asking price	**€1,030,000**
Reference	**CT-107**

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

- New build
- Pool
- Terrace
- Solarium
- Garden
- Sea view
- Fitness room

04 · 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

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.

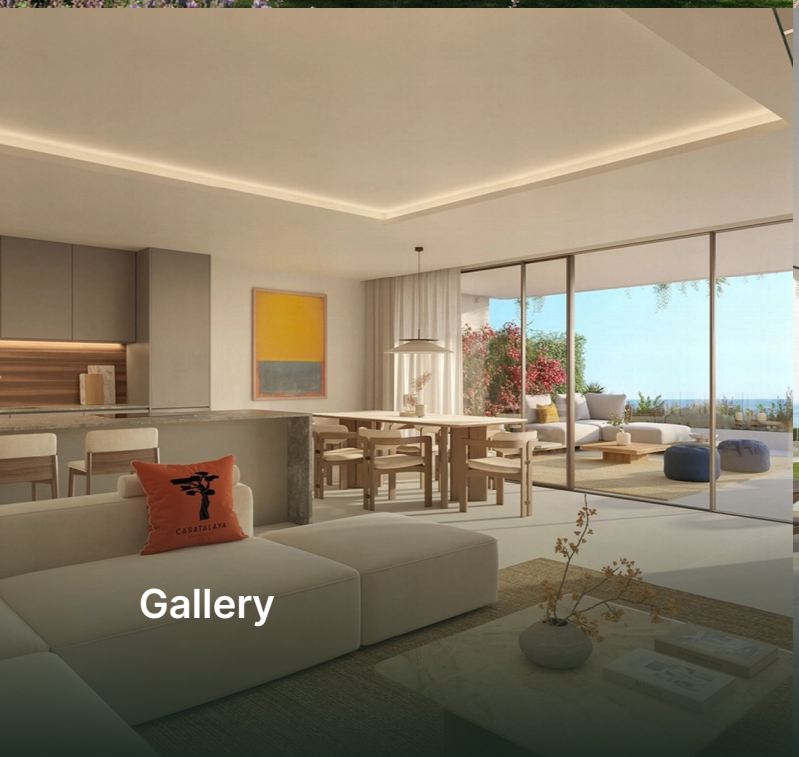
VAT (IVA 10%)	**€103,000**
Stamp duty (AJD 1.2%)	**€12,360**
Notary (official fees plus VAT)	**€1,032**
Land registry (official fees plus VAT)	**€550**
Legal support (1% plus VAT)	**€12,463**
Administrative agency (gestoría) and other costs (estimate)	**€500**
Total purchase costs	**€129,905**

€1,159,905
TOTAL INVESTMENT

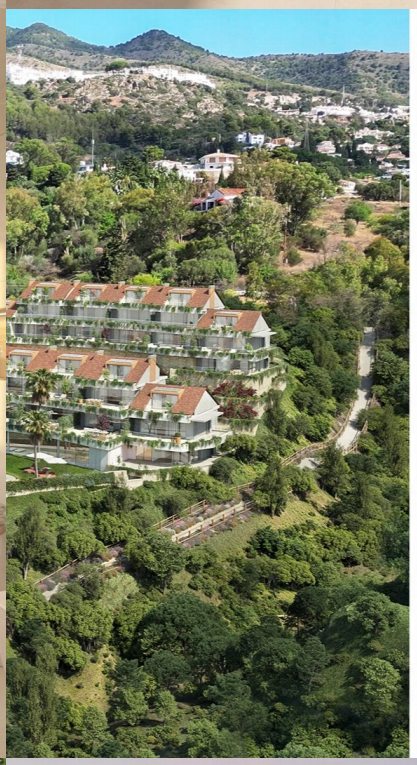
€129,905
PURCHASE COSTS

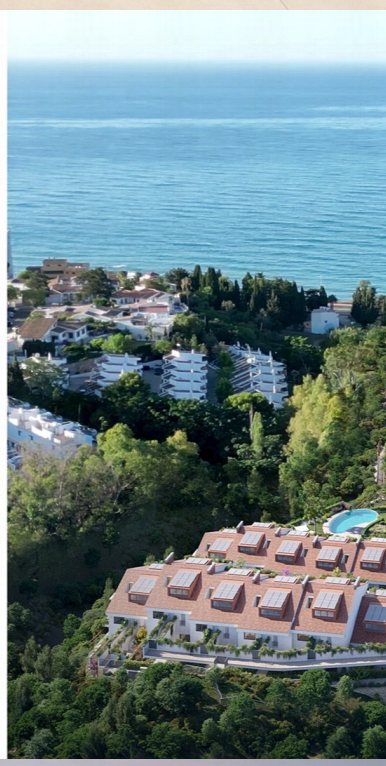
12.6%
OF THE PURCHASE PRICE

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

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.

€1,030,000
asking price

3
bedrooms

143 m²
living area

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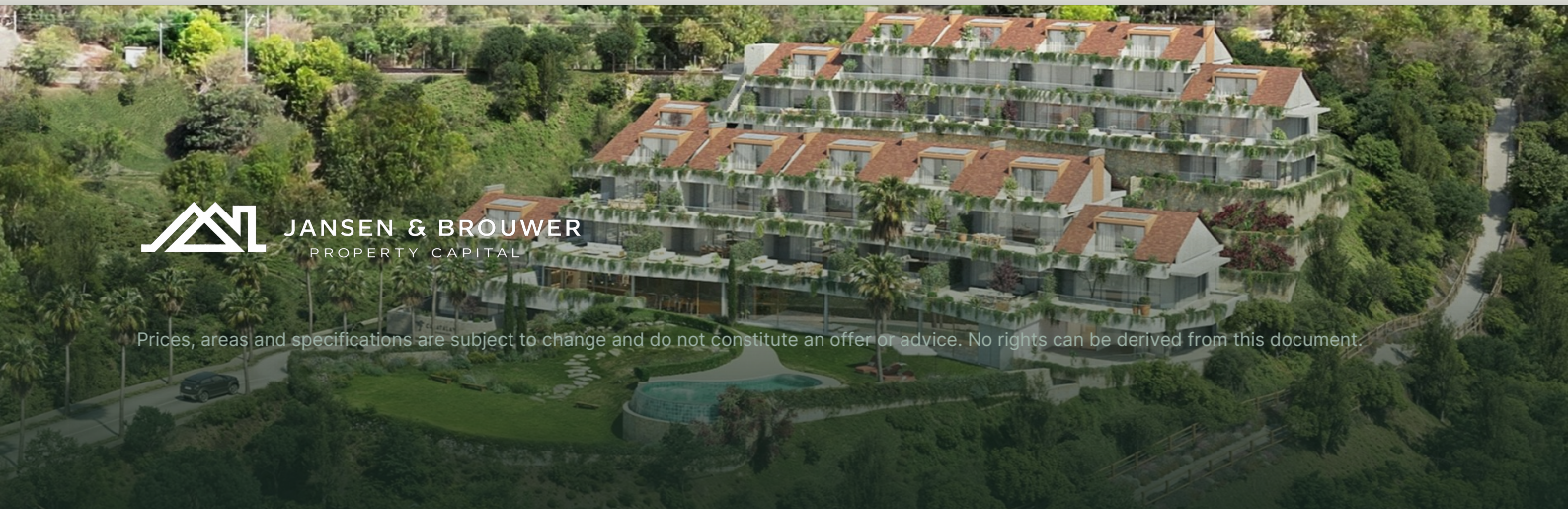

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