



JANSEN & BROUWER  
PROPERTY CAPITAL

APARTMENT

# Santa Clara Homes

3 bedrooms, 150 m<sup>2</sup> · Marbella

ASKING PRICE

€1,338,800

3

bedrooms

3

bathrooms

150 m<sup>2</sup>

living area



# Apartment in Marbella. Spain.

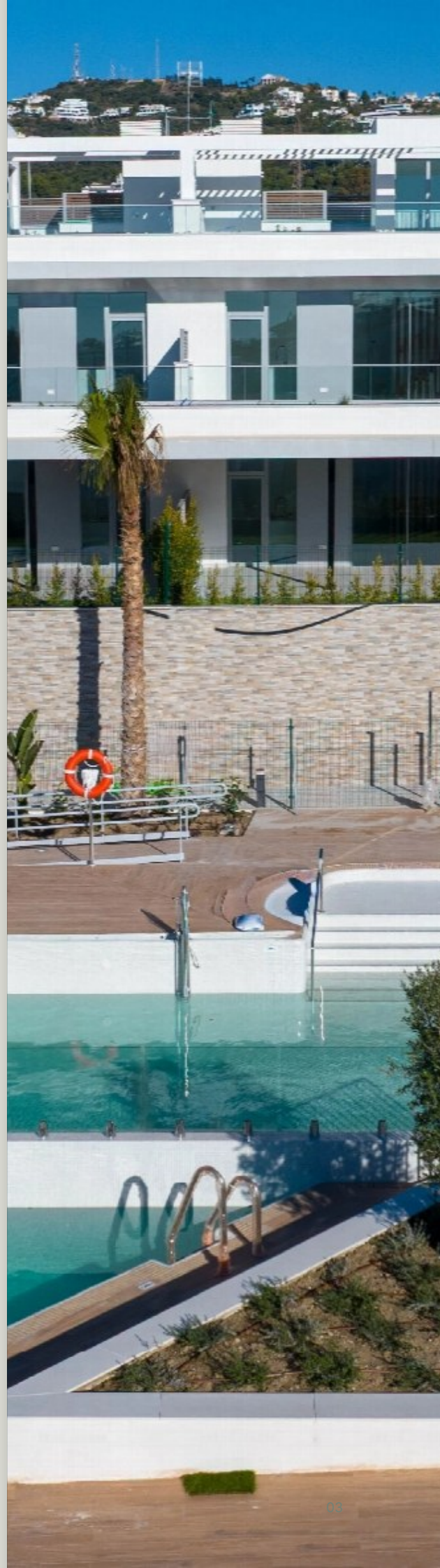
Santa Clara Homes sits on rolling hills on the edge of Marbella, next to the Santa Clara golf course, in a gated, front-line golf development. Marbella is 5 kilometres away, Puerto Banus 15 kilometres and Malaga airport 53 kilometres.

# Santa Clara Homes

Marbella

Santa Clara Homes sits on rolling hills on the edge of Marbella, next to the Santa Clara golf course, in a gated, front-line golf development. Marbella is 5 kilometres away, Puerto Banus 15 kilometres and Malaga airport 53 kilometres. The development consists of 104 apartments with three or four bedrooms, with four homes per block. All the bedrooms are en suite. The ground-floor homes have a private garden and those above have a solarium, and every home has its own pool with salt electrolysis. Communal facilities include two pools with a solarium area, an indoor pool, a sauna and a gym, gardens with native planting and wi-fi in the community building. The homes have underfloor heating, an aerothermal system with Airzone zoning, an open-plan kitchen with quartz worktop and Siemens appliances, and two parking spaces.

|               |                          |
|---------------|--------------------------|
| Property type | <b>Apartment</b>         |
| Bedrooms      | <b>3</b>                 |
| Bathrooms     | <b>3</b>                 |
| Living area   | <b>150 m<sup>2</sup></b> |
| Asking price  | <b>€1,338,800</b>        |
| Reference     | <b>SH3-71B</b>           |



# 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

- Pool
- Solarium
- Garden
- Parking
- Fitness room



#### 04 · THE AREA

## What you will find around Marbella

Marbella combines a historic centre around the Plaza de los Naranjos with the Puerto Banús marina and the villa districts of the Golden Mile. La Concha, a mountain of 1,215 metres, stands right behind the town and is visible from almost every terrace. More than fifteen golf courses surround the municipality.

### 27 km

of coastline with beaches and beach clubs

### 15+ golf courses

including Aloha, Los Naranjos and Santa Clara

### Puerto Banús

marina with shops and restaurants

### Casco Antiguo

old town around the Plaza de los Naranjos

### La Concha

the local mountain, 1,215 metres

### 40 min

to Málaga 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.

|                                                             |          |
|-------------------------------------------------------------|----------|
| Transfer tax (ITP 7%)                                       | €93,716  |
| Notary (official fees plus VAT)                             | €1,144   |
| Land registry (official fees plus VAT)                      | €624     |
| Legal support (1% plus VAT)                                 | €16,199  |
| Administrative agency (gestoría) and other costs (estimate) | €500     |
| Total purchase costs                                        | €112,183 |

**€1,450,983**

TOTAL INVESTMENT

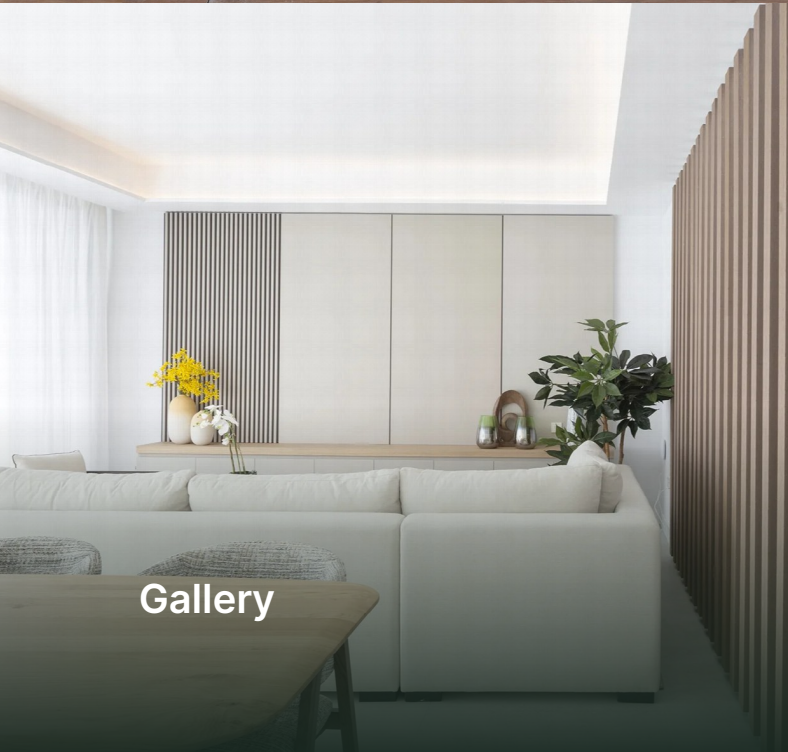
**€112,183**

PURCHASE COSTS

**8.4%**

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



## 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.

**€1,338,800**

asking price

**3**

bedrooms

**150 m<sup>2</sup>**

living area

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