JANSEN & BROUWER
PROPERTY CAPITAL

APARTMENT

# Apartment in Marbella, The Grove

2 bedrooms, 94 m² · Marbella

ASKING PRICE

**€705,400**

| 2 | 2 | 94 m² |
|---|---|---|
| bedrooms | bathrooms | living area |

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# Apartment in Marbella. Spain.

The Grove is located in Marbella West, a ten-minute walk from the beach and five minutes by car from Puerto Banús.

01 · THE PROPERTY

# Apartment in Marbella, The Grove

Marbella

The Grove is located in Marbella West, a ten-minute walk from the beach and five minutes by car from Puerto Banús. The development comprises 139 homes with 1 to 4 bedrooms across three typologies: Signature Residences, Iconic Residences with their own outdoor pool, and Sky Villas, duplex penthouses with a private pool and solarium. Communal facilities include four saltwater pools, among them a rooftop infinity pool, an indoor lap pool and a hydromassage pool, plus a wellness centre with sauna, steam room and spa, a gym, a business hub, a social area with cinema screen, a children's room, a pet spa and a private sunbed area on the beach at San Pedro Alcántara. Domestic hot water comes from a central aerothermal system, climate control runs through ducted air conditioning and the building has an A-A energy rating. Every home has its own storage room in the basement. Security is provided 24 hours a day.

| | |
|---|---|
| Property type | **Apartment** |
| Bedrooms | **2** |
| Bathrooms | **2** |
| Living area | **94 m²** |
| Completion | **New build** |
| Asking price | **€705,400** |
| Reference | **TG-11G** |

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

- Outdoor infinity-edge pool with saltwater chlorination
- Indoor lap pool with saltwater chlorination
- Hydromassage bath with water jets
- Contrast bath, cold plunge pool
- Rooftop infinity pool with saltwater chlorination
- Wellness centre with sauna, steam bath and relaxation area
- Gym with equipment from leading brands
- Rooftop yoga and meditation area
- Rooftop solarium with sun loungers
- Business hub with workspaces and reception area
- Social area with cinema screen, bar and billiards
- Games room with leisure simulator
- Children's room
- Pet spa for grooming pets
- Communal garden designed by Laura Pou Studio
- Walking paths connecting the amenities in the complex

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

05 · PURCHASE COSTS

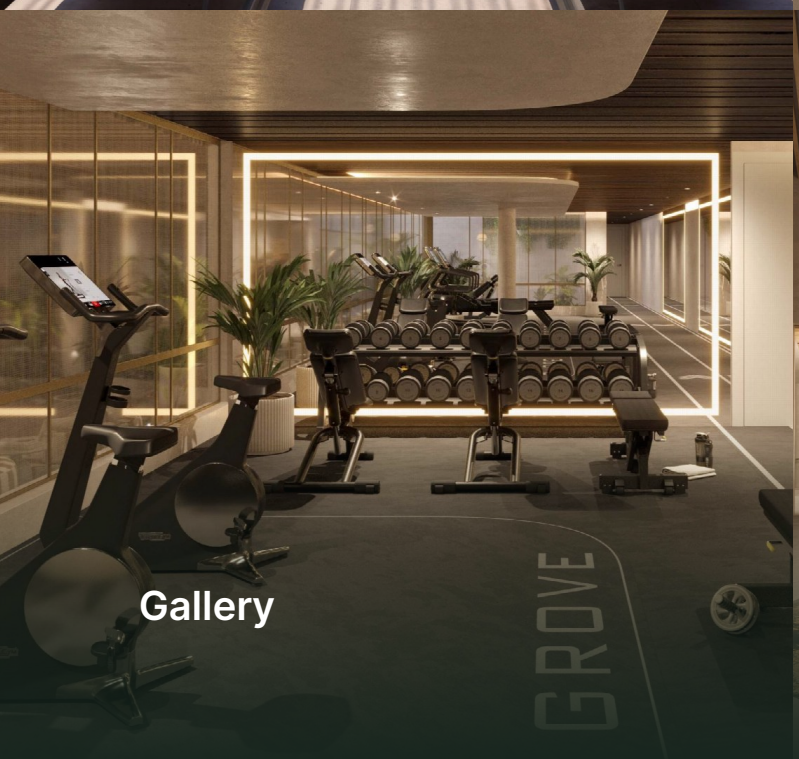
# What the purchase costs beyond the price

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%) | **€70,540** |
| Stamp duty (AJD 1.2%) | **€8,465** |
| Notary (official fees plus VAT) | **€914** |
| Land registry (official fees plus VAT) | **€471** |
| Legal support (1% plus VAT) | **€8,535** |
| Administrative agency (gestoría) and other costs (estimate) | **€500** |
| Total purchase costs | **€89,425** |

| €794,825 | €89,425 | 12.7% |
|---|---|---|
| TOTAL INVESTMENT | PURCHASE COSTS | 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.

**€705,400**
asking price

**2**
bedrooms

**94 m²**
living area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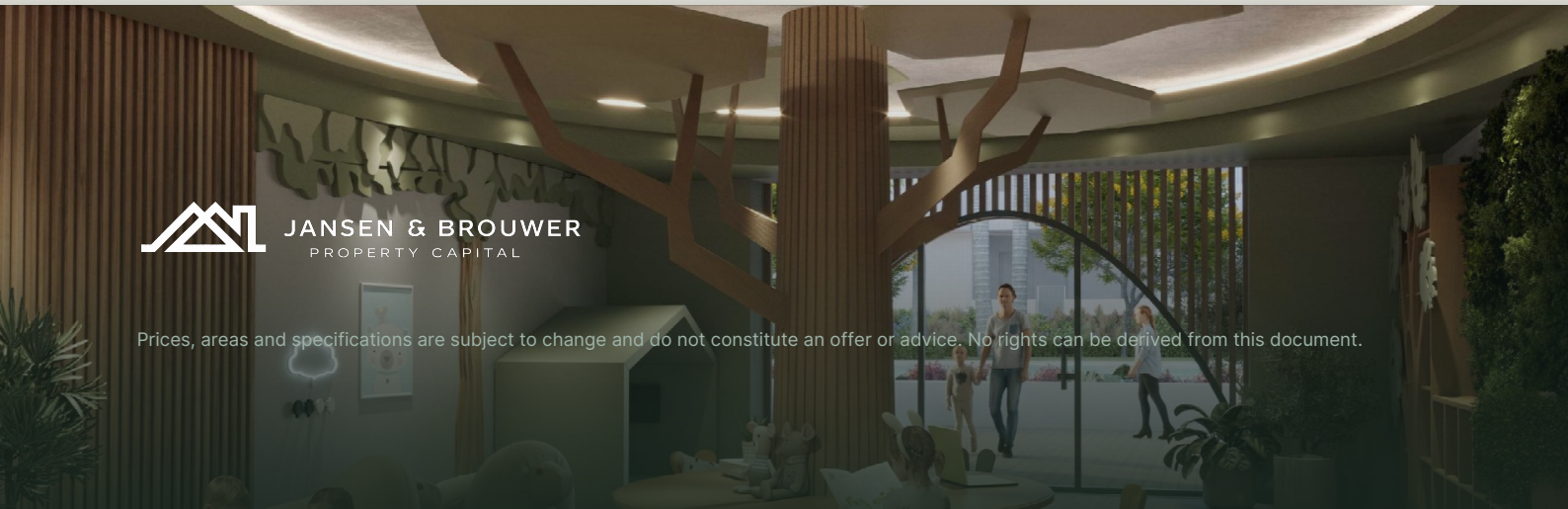

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