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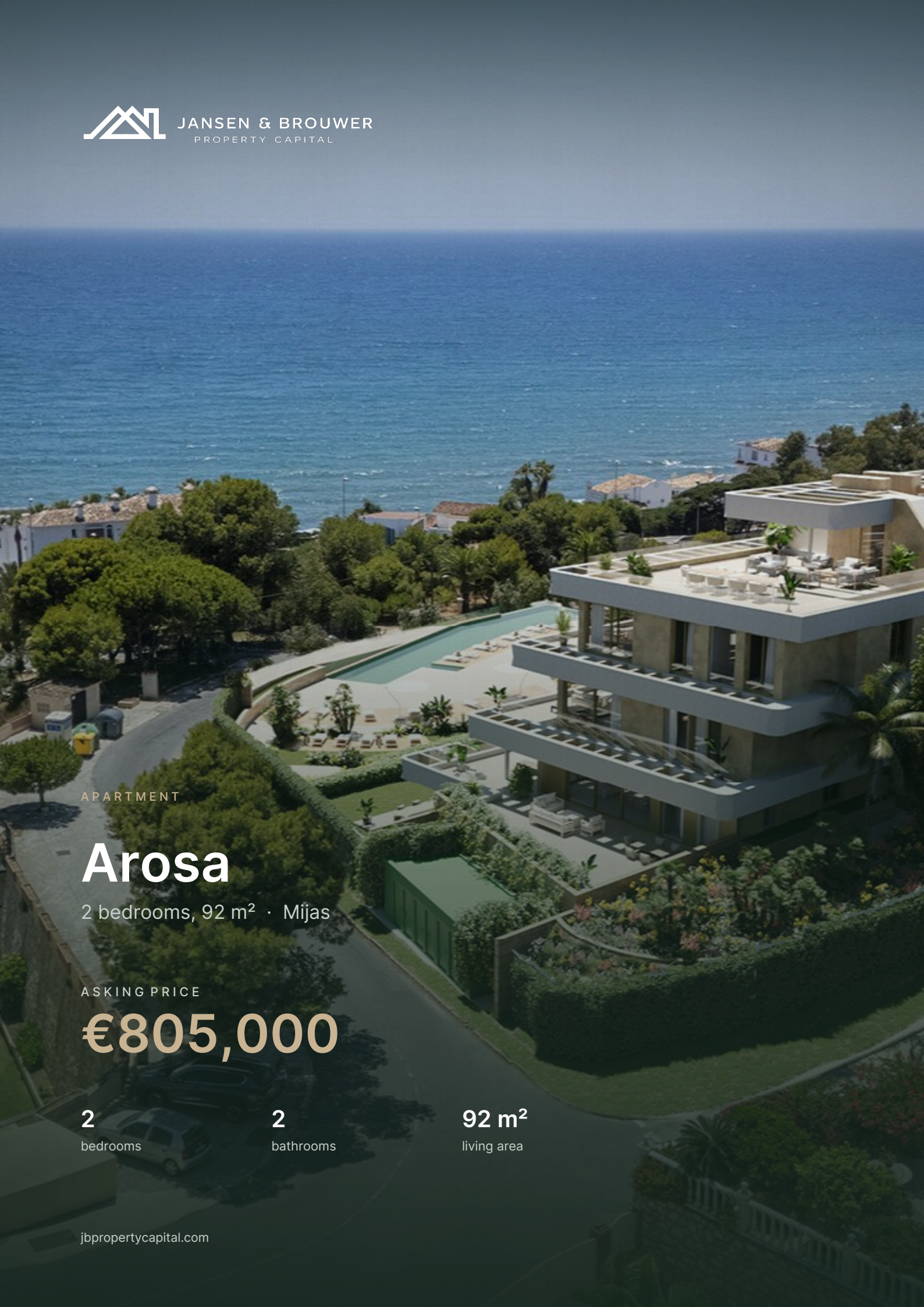


APARTMENT

Arosa

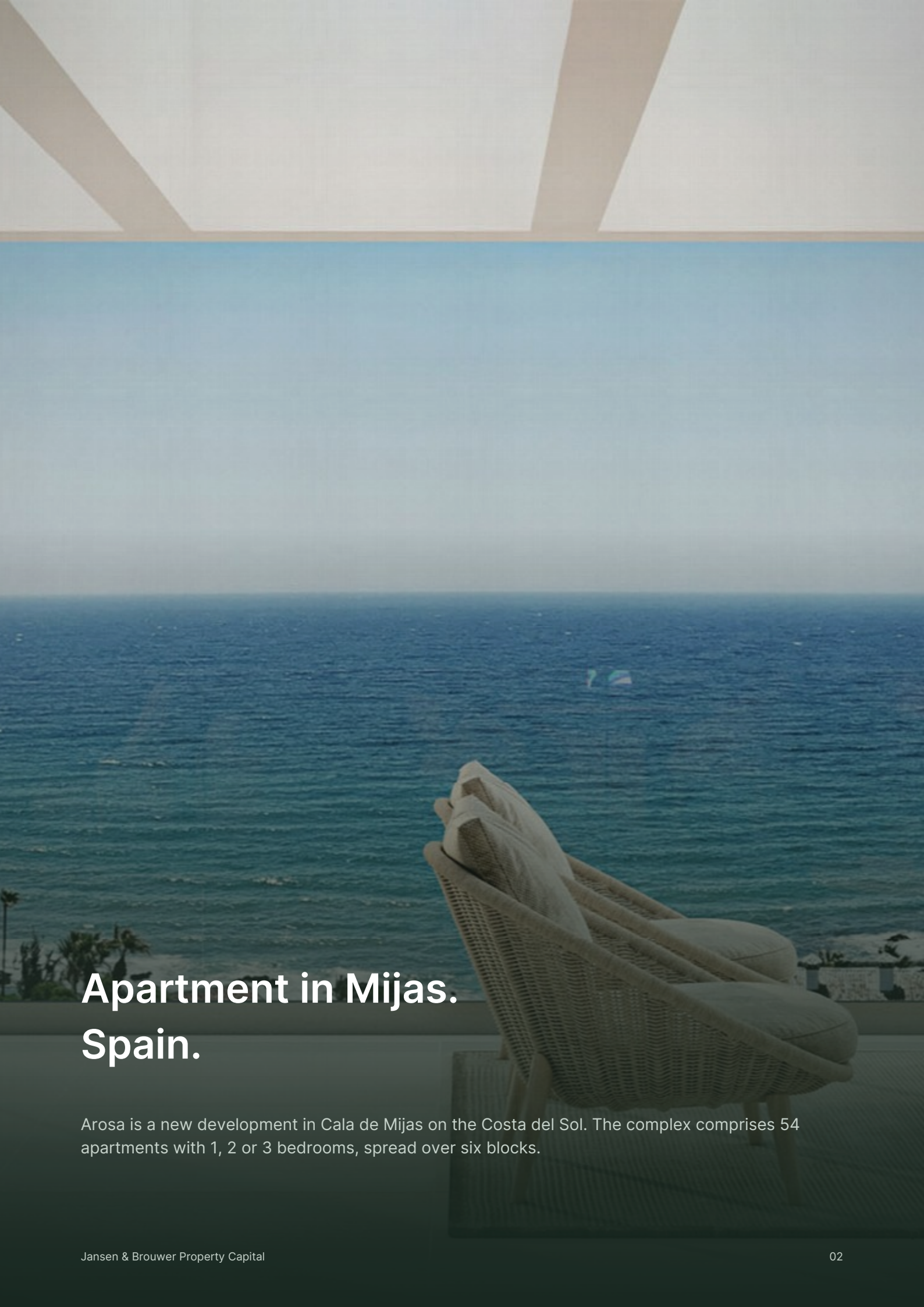
2 bedrooms, 92 m² · Mijas

ASKING PRICE

€805,000

2	2	92 m²
bedrooms	bathrooms	living area

jbpropertycapital.com



Apartment in Mijas. Spain.

Arosa is a new development in Cala de Mijas on the Costa del Sol. The complex comprises 54 apartments with 1, 2 or 3 bedrooms, spread over six blocks.

01 · THE PROPERTY

Arosa

Mijas

Arosa is a new development in Cala de Mijas on the Costa del Sol. The complex comprises 54 apartments with 1, 2 or 3 bedrooms, spread over six blocks. The homes have an open layout of living room, kitchen and dining area, plenty of daylight, a south-facing orientation and sea views. There are ground-floor homes with a terrace and garden, and homes with a private solarium, including a type on the third floor with its own pool on the solarium. The master bedrooms have an en-suite bathroom. Communal facilities include outdoor pools, an indoor pool, an equipped gym, a sauna, chill-out areas and spacious communal gardens with automatic irrigation. The homes are fitted with underfloor heating, aerothermal hot water and climate control, double thermo-acoustic glazing and a fully fitted kitchen with induction hob, oven, microwave, fridge, dishwasher and washing machine.

Property type	**Apartment**
Bedrooms	**2**
Bathrooms	**2**
Living area	**92 m²**
Completion	**New build**
Asking price	**€805,000**
Reference	**AO-50B**

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 pools
- Indoor pool
- Equipped gym
- Sauna
- Chill-out areas
- Landscaped communal gardens with automatic irrigation
- Parking garage with automatic gate

04 · THE AREA

What you will find around Mijas

Mijas is a Costa del Sol municipality that runs from the mountains down to the sea and is made up of three centres. The white village of Mijas Pueblo sits on the slopes of the Sierra de Mijas, Las Lagunas is the modern commercial and industrial district bordering Fuengirola, and La Cala is the heart of its twelve-kilometre coastline.

Mijas Pueblo

white mountain village at 428 metres

Las Lagunas

shops, sports facilities and a theatre

12 km

of coast with beaches and a seaside footpath

12 golf courses

including Mijas Golf, Calanova and La Cala Golf

C-1 train

from Fuengirola to the airport and Málaga

25 to 40 min

to Málaga airport

05 · PURCHASE COSTS

What the purchase costs beyond the price

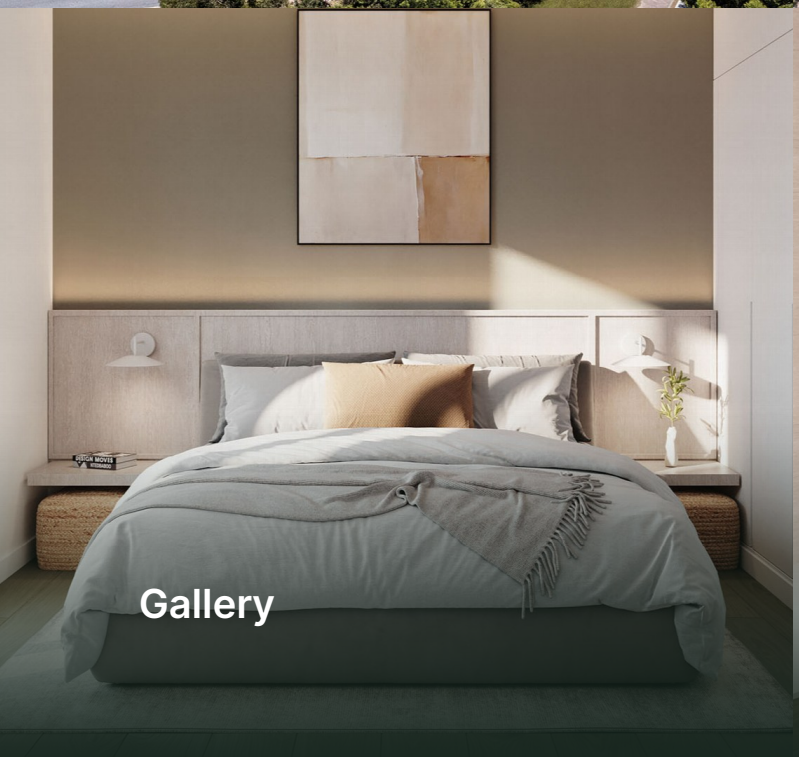
The tax rates are those of Andalusia. Notary and land registry follow the official fee scale (arancel); legal support and the other costs are estimates.

VAT (IVA 10%)	**€80,500**
Stamp duty (AJD 1.2%)	**€9,660**
Notary (official fees plus VAT)	**€950**
Land registry (official fees plus VAT)	**€495**
Legal support (1% plus VAT)	**€9,740**
Administrative agency (gestoría) and other costs (estimate)	**€500**
Total purchase costs	**€101,845**

€906,845	€101,845	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

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.

€805,000
asking price

2
bedrooms

92 m²
living area

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