



JANSEN & BROUWER
PROPERTY CAPITAL

APARTMENT

Apartment in Elche

2 bedrooms, 78 m² · Elche/Elx

ASKING PRICE

€246,000

2

bedrooms

2

bathrooms

78 m²

living area



Apartment in Elche/Elx. Spain.

This modern new-build project is located in Elche/Elx on the southern Costa Blanca, in the peaceful natural setting near El Pinet and the salt lakes.

Apartment in Elche

Elche/Elx

This modern new-build project is located in Elche/Elx on the southern Costa Blanca, in the peaceful natural setting near El Pinet and the salt lakes. The location combines proximity to the Mediterranean, protected dunes and historic landmarks with a quiet and exclusive living environment. The apartment offers 2 spacious bedrooms, 2 bathrooms and a living area of 78 m² with a private ground-floor garden. The property is equipped with high-quality finishes, an open kitchen and large windows that ensure optimal natural light and a seamless transition to the outdoors. The location combines proximity to the beaches of El Pinet and Santa Pola with the historic centre of Elche, home to its UNESCO World Heritage palm grove. Alicante airport is a 25-minute drive away. An excellent choice as a permanent residence, holiday home or investment on the Costa Blanca. For complete specifications, floor plans and available units, please refer to the downloadable brochure or contact us for a no-obligation consultation.

Property type	Apartment
Bedrooms	2
Bathrooms	2
Living area	78 m²
Completion	New build
Asking price	€246,000
Reference	JB-52589



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

- Child-friendly
- Near airport
- Near golf
- Countryside
- Near school
- Near hospital
- Near restaurants
- Near sports complex
- Near the sea
- Near train station
- Near shops
- Security cameras
- Thermal insulation
- Parking
- Communal garage
- Communal garden



04 · THE AREA

What you will find around Costa del Sol

The entire coast of Málaga province belongs to the Costa del Sol: more than 150 km from Nerja in the east to Manilva in the west, with white villages in the hills behind. The weather station at Málaga airport records on average more than 2,900 hours of sunshine a year. From that airport you can fly direct to the Netherlands and Belgium all year round.

2,900+ hours

of sunshine a year, measured at Málaga airport

70+ golf courses

spread across Málaga province

Airport

direct to the Netherlands and Belgium, all year

White villages

Mijas, Casares and Frigiliana in the hills

150+ km

of coast, from Nerja in the east to Manilva

AVE

high-speed train from Málaga to Madrid

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%)	€24,600
Stamp duty (AJD 1.2%)	€2,952
Notary (official fees plus VAT)	€662
Land registry (official fees plus VAT)	€317
Legal support (1% plus VAT)	€2,977
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€32,008

€278,008

TOTAL INVESTMENT

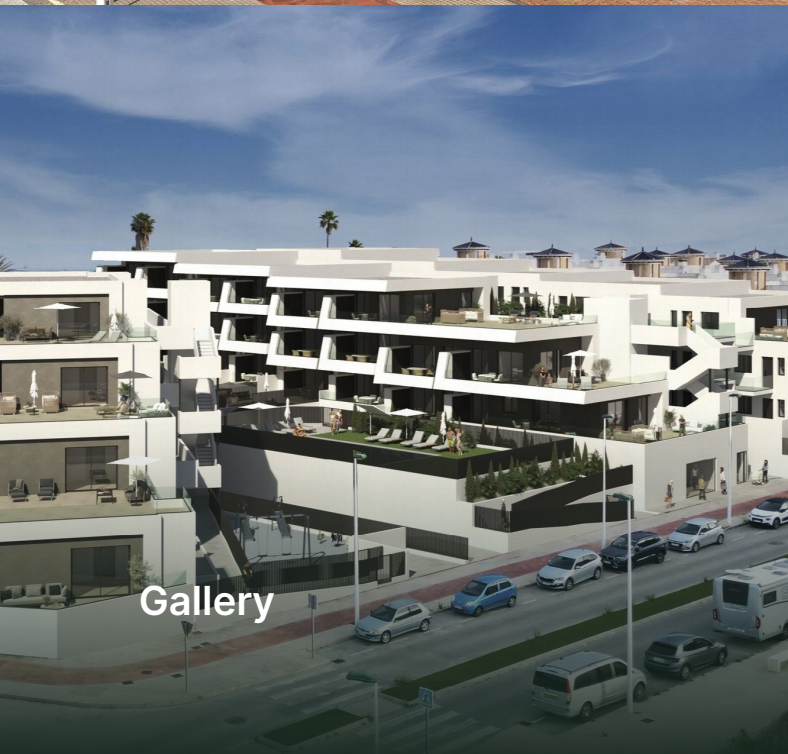
€32,008

PURCHASE COSTS

13%

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.





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.

€246,000

asking price

2

bedrooms

78 m²

living area

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