



JANSEN & BROUWER
PROPERTY CAPITAL

TOWNHOUSE

Atalaya de Atabal

3 bedrooms · Málaga

ASKING PRICE

€633,000

3

bedrooms

3

bathrooms

jbpropertycapital.com



Townhouse in Málaga. Spain.

Atalaya de Atabal consists of 72 townhouses with three or four bedrooms in El Atabal, an elevated and quiet district in the north west of Málaga. Each home has a private garden, terraces, a solarium and a layout built around daylight and space.

Atalaya de Atabal

Málaga

Atalaya de Atabal consists of 72 townhouses with three or four bedrooms in El Atabal, an elevated and quiet district in the north west of Málaga. Each home has a private garden, terraces, a solarium and a layout built around daylight and space. The communal area holds a pool with views across the city, a multipurpose hall, a gym, gardens and an outdoor park. Central Málaga is quickly reached. Completion is scheduled for the fourth quarter of 2028 and prices start at € 633.000. The price shown is the developer's starting price, excluding 10 per cent IVA and purchase costs. We are happy to calculate the total for you.

Property type	Townhouse
Bedrooms	3
Bathrooms	3
Completion	New build
Asking price	€633,000



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 · THE AREA

What you will find around Málaga

Málaga is the capital of the province of the same name and the city where Picasso was born. In and around the historic centre are the Alcazaba and museums such as the Museo Picasso and the Centre Pompidou. The west has the beaches of La Misericordia and Sacaba, and metro line 2 runs through this part of the city to Guadalmedina, on the edge of the centre.

Alcazaba

Moorish palace-fortress next to the old town

Museums

Picasso, Centre Pompidou and Carmen Thyssen

La Misericordia

urban beach with a promenade in the west

Metro

line 2 in the west, one change to the centre

María Zambrano

AVE to Madrid, local trains to the airport

15 to 20 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.

VAT (IVA 10%)	€63,300
Stamp duty (AJD 1.2%)	€7,596
Notary (official fees plus VAT)	€888
Land registry (official fees plus VAT)	€454
Legal support (1% plus VAT)	€7,659
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€80,397

€713,397

TOTAL INVESTMENT

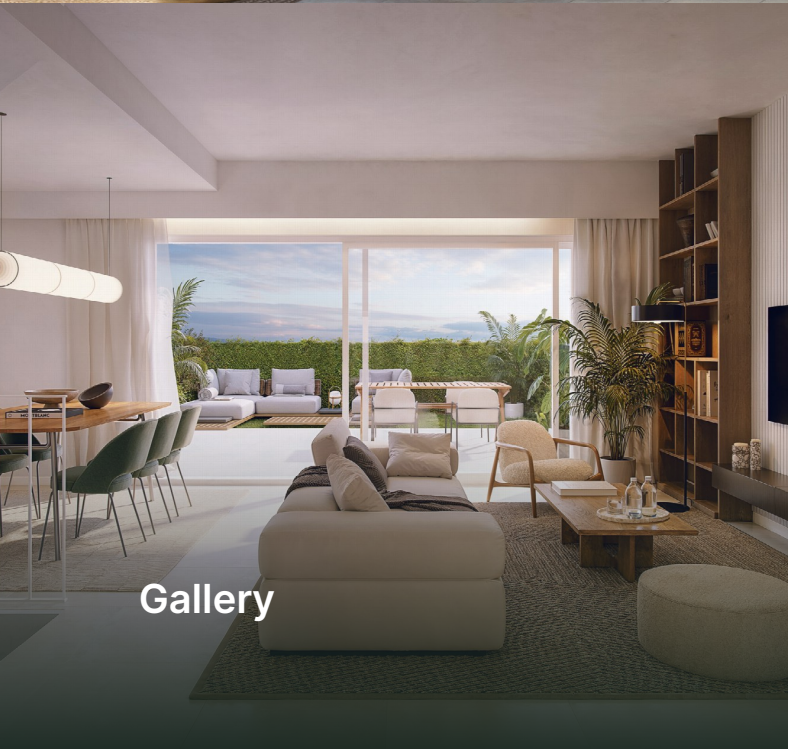
€80,397

PURCHASE COSTS

12.7%

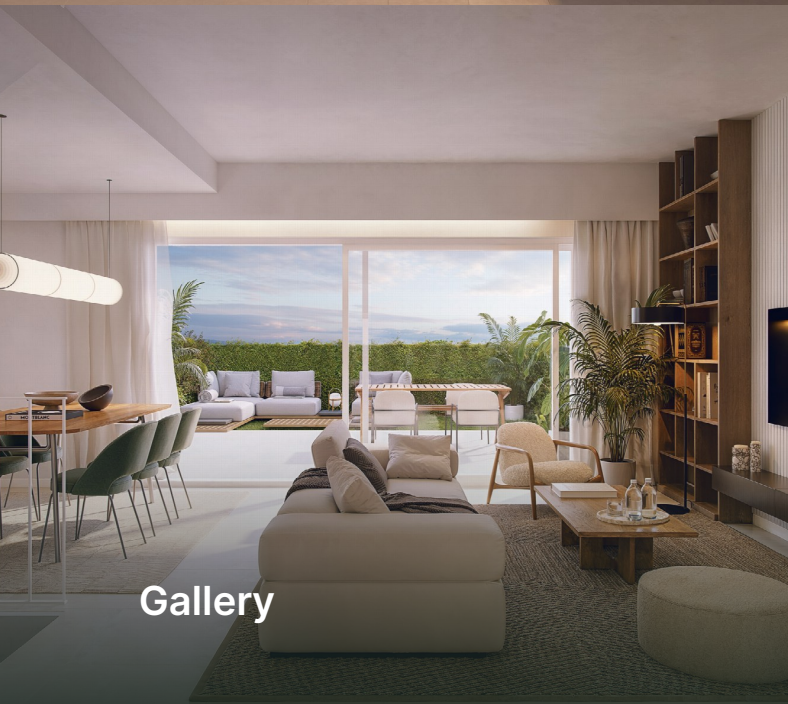
OF THE PURCHASE PRICE

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.

€633,000

asking price

3

bedrooms

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