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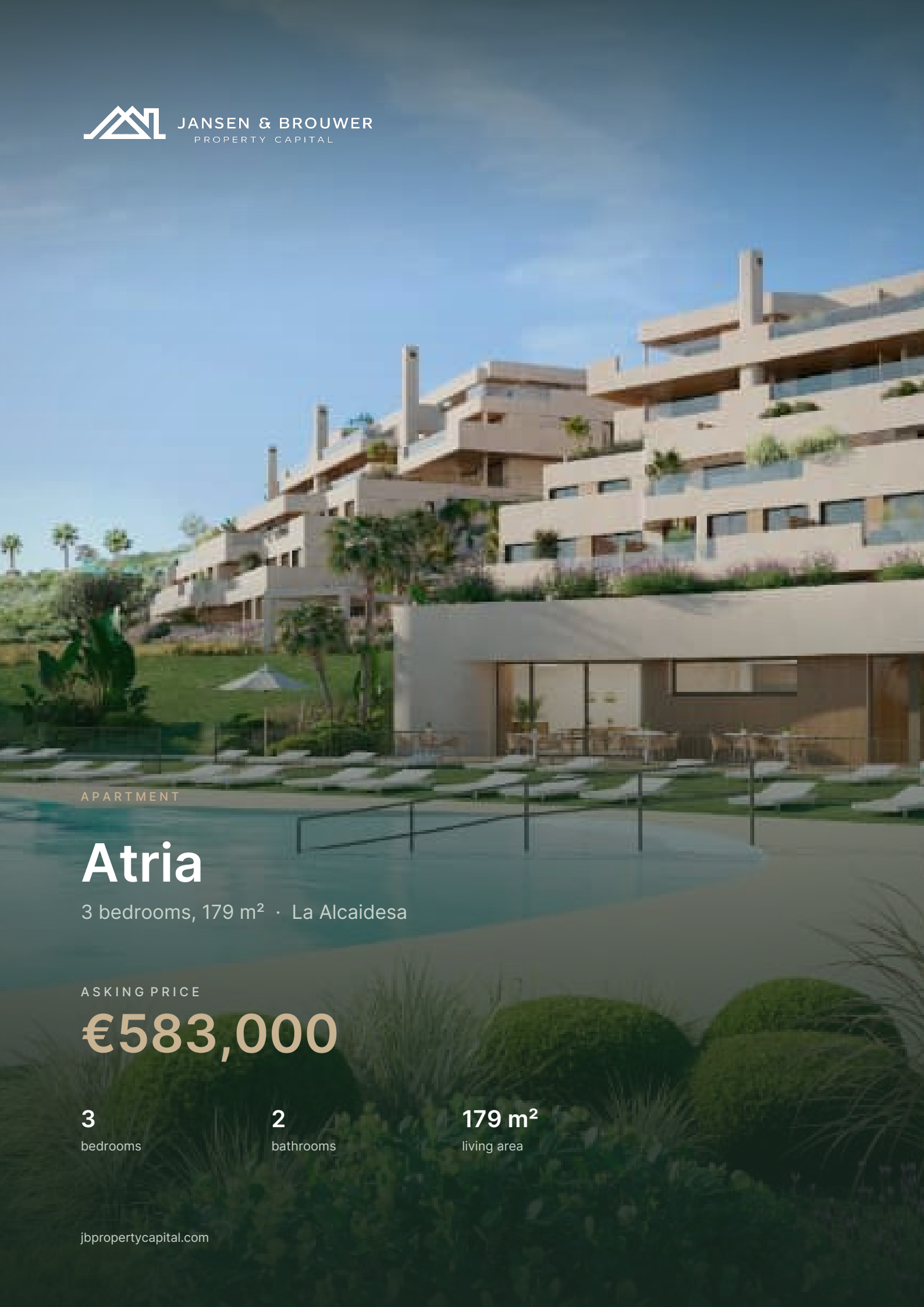


APARTMENT

Atria

3 bedrooms, 179 m² · La Alcaidesa

ASKING PRICE

€583,000

3
bedrooms

2
bathrooms

179 m²
living area

jbpropertycapital.com

Apartment in La Alcaidesa. Spain.

Atria is a new development of 144 apartments with two and three bedrooms in La Alcaidesa, in the province of Cádiz at the western end of the Costa del Sol. It is being built in two phases in quiet, green residential surroundings, with generous terraces that extend the home outdoors.

01 · THE PROPERTY

Atria

La Alcaidesa

Atria is a new development of 144 apartments with two and three bedrooms in La Alcaidesa, in the province of Cádiz at the western end of the Costa del Sol. It is being built in two phases in quiet, green residential surroundings, with generous terraces that extend the home outdoors. The communal facilities are extensive: a swimming pool set among the gardens, a gym with spa, an outdoor meditation area, a coworking room with a community room and a children's play area. The development carries energy rating A for both consumption and emissions, with mechanical ventilation, efficient climate control and good insulation. Construction has started and a show home can be visited. A parking space and a storage room are included in the price.

Property type	**Apartment**
Bedrooms	**3**
Bathrooms	**2**
Living area	**179 m²**
Completion	**New build**
Asking price	**€583,000**
Reference	**100106182**

Atria

Prices start at € 423.000 and in the current list of homes the range runs up to € 604.000. This home on the third floor in phase 1 has 3 bedrooms, 2 bathrooms and 178 sqm of built area (including terrace and share of communal areas). The terrace measures 42 sqm. A parking space and a storage room are included in the price. This home is priced at € 583.000 excluding 10 per cent IVA, or € 641.300 including IVA. Purchase costs come on top; we are happy to calculate the total for you.

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 · THE AREA

What you will find around La Alcaidesa

La Alcaidesa is a residential area on the Mediterranean, some 10 km north of the town of La Línea de la Concepción. The southern part, where this project lies, belongs to the municipality of La Línea, the northern part with the golf courses to San Roque. From the beach you can see the Rock of Gibraltar and, on clear days, the coast of Morocco.

Golf

two 18-hole courses, a ten-minute drive

Beach

Playa de La Alcaidesa, 10 to 15 minutes on foot

Alcaidesa Marina

624 berths in La Línea, 20 to 25 minutes

Sotogrande

marina with restaurants, 20 to 25 minutes

25 min

to the Gibraltar border and the airport

90 min

to Málaga airport, partly on toll roads

04 · PURCHASE COSTS

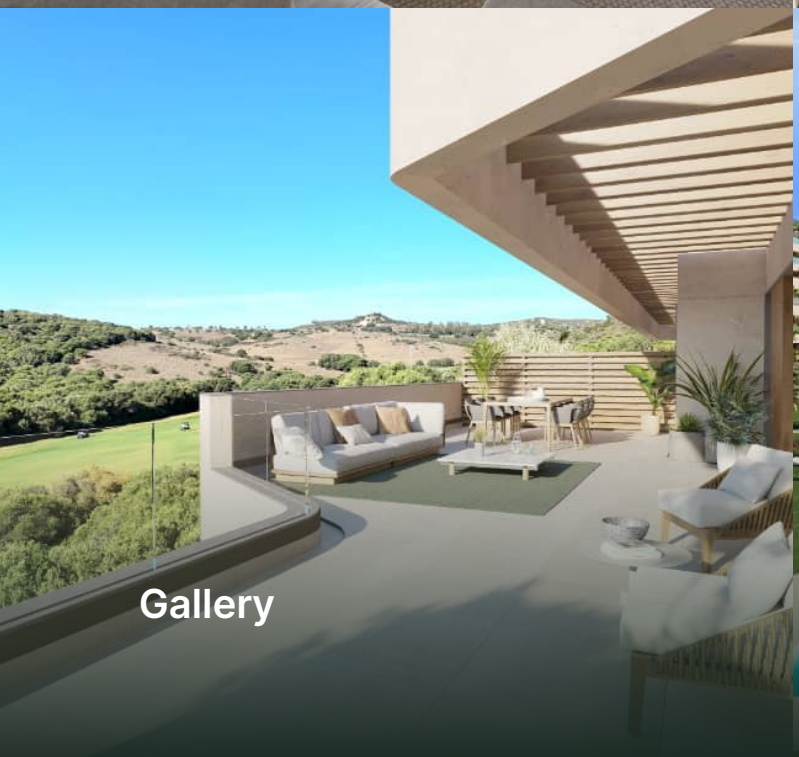
What the purchase costs beyond the price

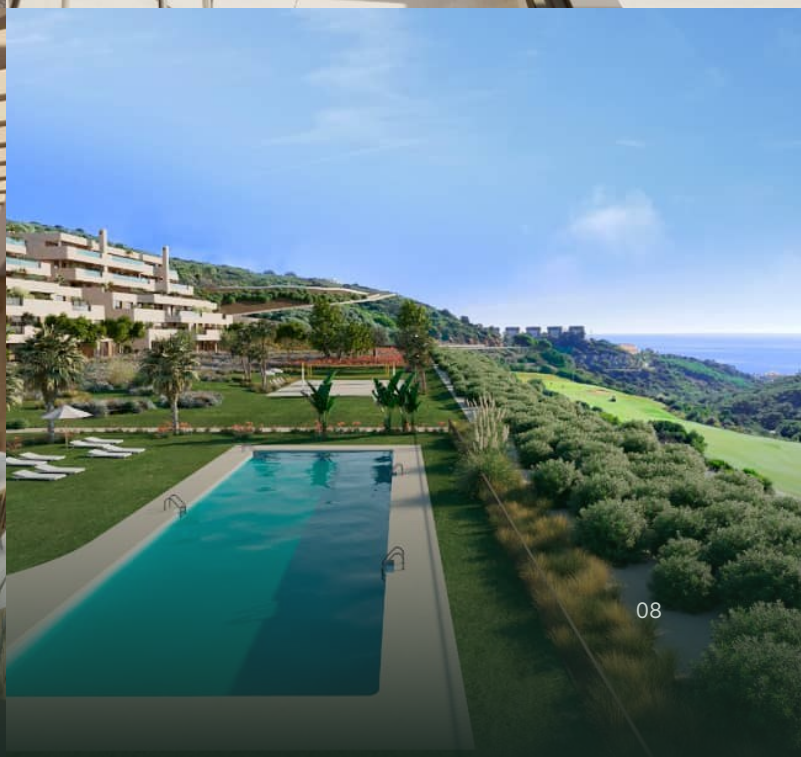
The tax rates are those of Andalusia. Notary and land registry follow the official fee scale (arancel); legal support and the other costs are estimates.

VAT (IVA 10%)	**€58,300**
Stamp duty (AJD 1.2%)	**€6,996**
Notary (official fees plus VAT)	**€865**
Land registry (official fees plus VAT)	**€439**
Legal support (1% plus VAT)	**€7,054**
Administrative agency (gestoría) and other costs (estimate)	**€500**
Total purchase costs	**€74,154**

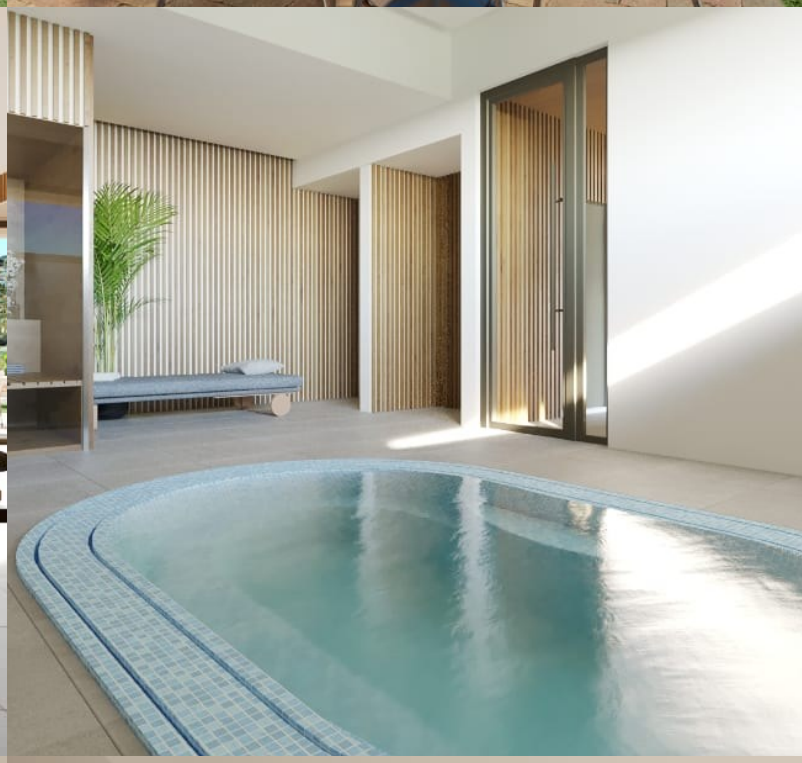
€657,154	€74,154	12.7%
TOTAL INVESTMENT	PURCHASE COSTS	OF THE PURCHASE PRICE

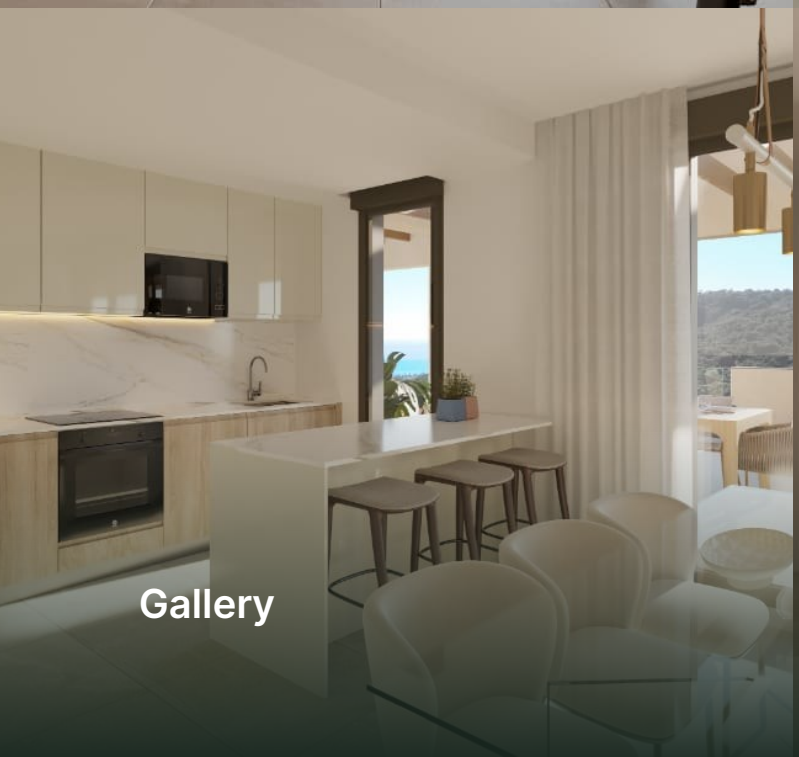
Example calculation at the stated asking price, without a mortgage. Tax rates as of September 2026. Notary and land registry follow the official fee scale (arancel) plus VAT; legal support and other costs are estimates. Reduced rates for a first or main home are not included, and the Spanish tax authority may apply its own reference value. No rights can be derived from this calculation.

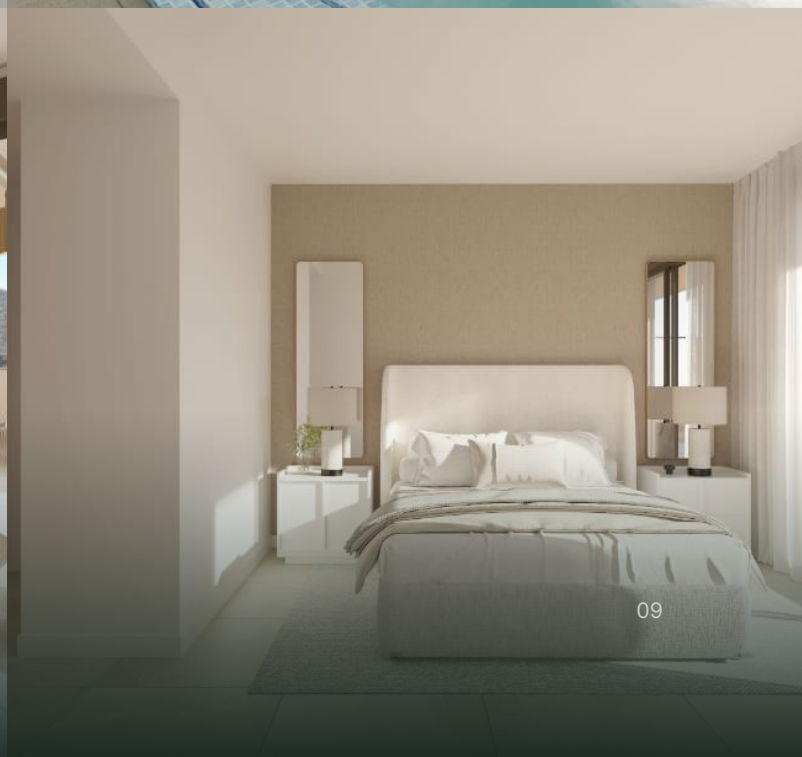




Gallery







Gallery

Gallery

05 · 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.

€583,000
asking price

3
bedrooms

179 m²
living area

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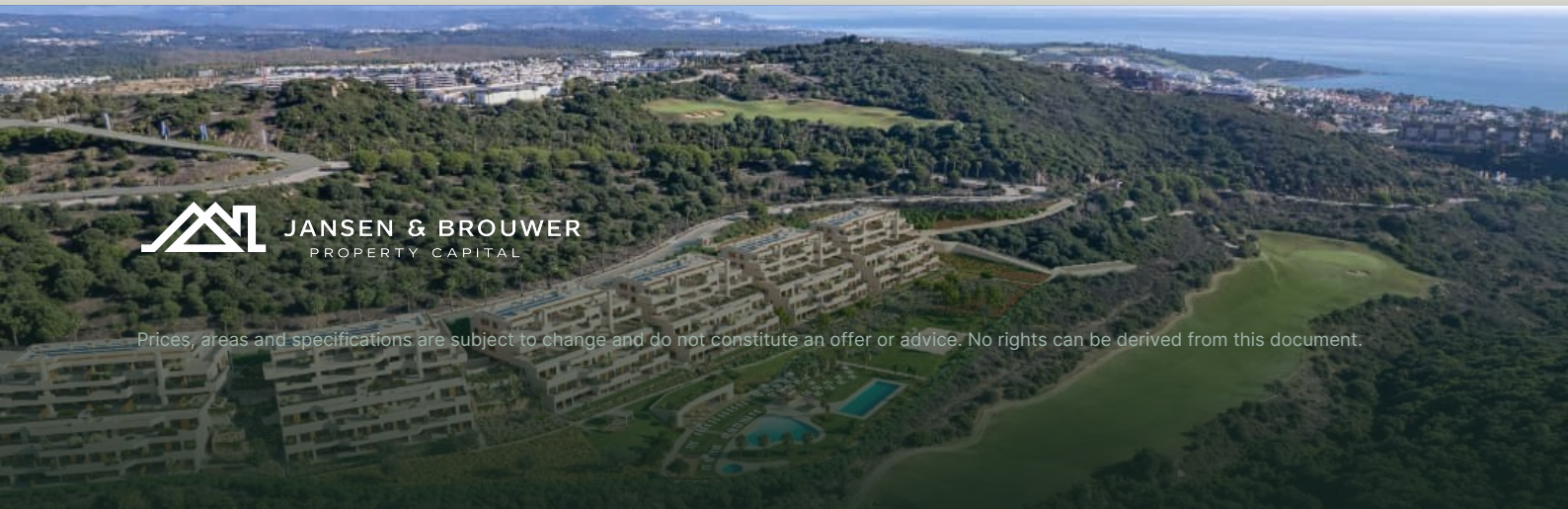

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