



JANSEN & BROUWER
PROPERTY CAPITAL

APARTMENT

Baviera Golf Fase II

3 bedrooms, 109 m² · Vélez-Málaga

ASKING PRICE

€336,400

3

bedrooms

109 m²

living area



Apartment in Vélez-Málaga. Spain.

Baviera Golf Fase III is a gated development of 115 homes with two or three bedrooms across seven blocks, in the middle of the Baviera golf course near Caleta de Vélez. Every home has a parking space and a storage room, and depending on the model a generous terrace or a garden.

Baviera Golf Fase III

Vélez-Málaga

Baviera Golf Fase III is a gated development of 115 homes with two or three bedrooms across seven blocks, in the middle of the Baviera golf course near Caleta de Vélez. Every home has a parking space and a storage room, and depending on the model a generous terrace or a garden. The site slopes, which benefits both the layouts and the views. The communal area comprises gardens, a pool, a gym and a social room. The A-7 is close by and Málaga airport around half an hour away. Completion is scheduled for December 2028 and prices start at € 273.100. In the developer's current price list the range runs up to € 371.900. Home BG3-101D has 3 bedrooms and 109 sqm of built area. This home is priced at € 336.400 excluding 10 per cent IVA, or € 370.040 including IVA. Purchase costs come on top; we are happy to calculate the total for you.

Property type	Apartment
Bedrooms	3
Living area	109 m²
Completion	New build
Asking price	€336,400
Reference	BG3-101D



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 Vélez-Málaga

Vélez-Málaga is the capital of the Axarquía and lies a few kilometres inland, 35 to 40 minutes by car from the centre of Málaga. On the castle hill of the old town stand the remains of the Fortaleza and the church of Santa María la Mayor, built on the site of the former main mosque. The municipality also includes the coastal towns of Torre del Mar and Caleta de Vélez.

Old town

protected historic town centre since 1970

Torre del Mar

beach and promenade, a ten-minute drive

Caleta de Vélez

fishing port and marina, a fifteen-minute drive

Axarquía

muscatel raisin growing, recognised by the FAO

25 to 30 min

to Nerja

40 to 50 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%)	€33,640
Stamp duty (AJD 1.2%)	€4,037
Notary (official fees plus VAT)	€716
Land registry (official fees plus VAT)	€350
Legal support (1% plus VAT)	€4,070
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€43,313

€379,713

TOTAL INVESTMENT

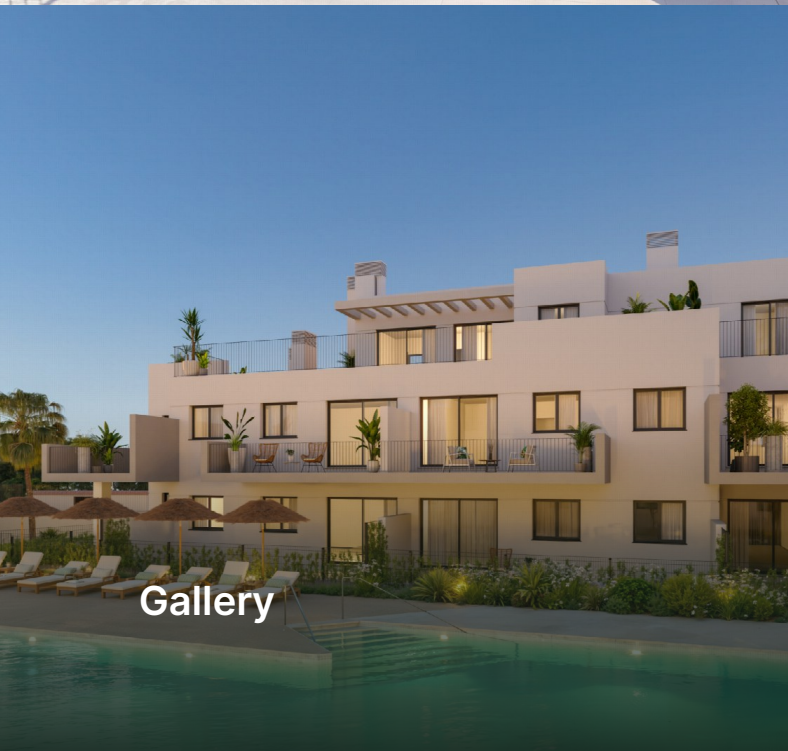
€43,313

PURCHASE COSTS

12.9%

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.

€336,400

asking price

3

bedrooms

109 m²

living area

Jordy Brouwer

Property & deals

+31 6 40043122

Sven Jansen

Investments & advice

+31 6 40258095

info@jbpropertycapital.com · jbpropertycapital.com



JANSEN & BROUWER
PROPERTY CAPITAL

Prices, areas and specifications are subject to change and do not constitute an offer or advice. No rights can be derived from this document.