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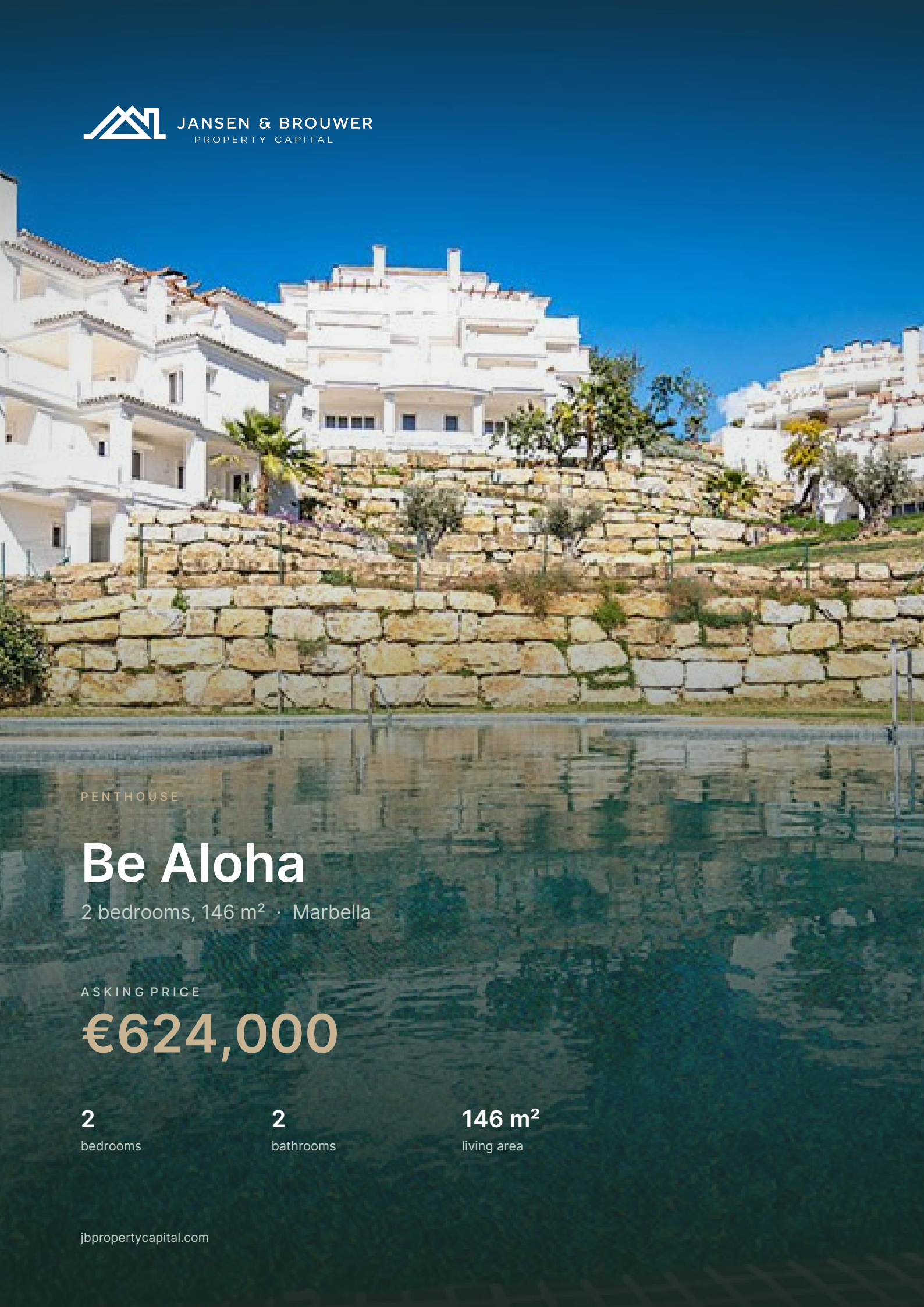


PENTHOUSE

Be Aloha

2 bedrooms, 146 m² · Marbella

ASKING PRICE

€624,000

2
bedrooms

2
bathrooms

146 m²
living area

jbpropertycapital.com

Penthouse in Marbella. Spain.

Be Aloha is a completed development in Nueva Andalucía, one of Marbella's most sought after residential areas. The two and three bedroom apartments and the penthouses have generous terraces, open layouts and a finish in high quality materials.

01 · THE PROPERTY

Be Aloha

Marbella

Be Aloha is a completed development in Nueva Andalucía, one of Marbella's most sought after residential areas. The two and three bedroom apartments and the penthouses have generous terraces, open layouts and a finish in high quality materials. The homes are ready to move into. The communal gardens are Mediterranean in style, with two swimming pools and a solarium, an equipped gym, a zen room and a gastronomy area. The development has 24 hour security, an underground car park and storage rooms. Golf courses, shops, restaurants and international schools are close by, and Puerto Banús is a few minutes away by car. Prices start at € 510.000 and in the current list of homes the range runs up to € 632.000. This home, reference 10 ÁTICO 9, has 2 bedrooms, 2 bathrooms and 146 sqm of built area, with a storage room and a parking space. It is a penthouse. This home is priced at € 624.000 excluding 7 per cent transfer tax (ITP), or € 667.680 including ITP. Purchase costs come on top; we are happy to calculate the total for you.

Property type	**Penthouse**
Bedrooms	**2**
Bathrooms	**2**
Living area	**146 m²**
Asking price	**€624,000**
Reference	**10 ÁTICO 9**

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 Marbella

Marbella combines a historic centre around the Plaza de los Naranjos with the Puerto Banús marina and the villa districts of the Golden Mile. La Concha, a mountain of 1,215 metres, stands right behind the town and is visible from almost every terrace. More than fifteen golf courses surround the municipality.

27 km

of coastline with beaches and beach clubs

15+ golf courses

including Aloha, Los Naranjos and Santa Clara

Puerto Banús

marina with shops and restaurants

Casco Antiguo

old town around the Plaza de los Naranjos

La Concha

the local mountain, 1,215 metres

40 min

to Málaga airport

04 · PURCHASE COSTS

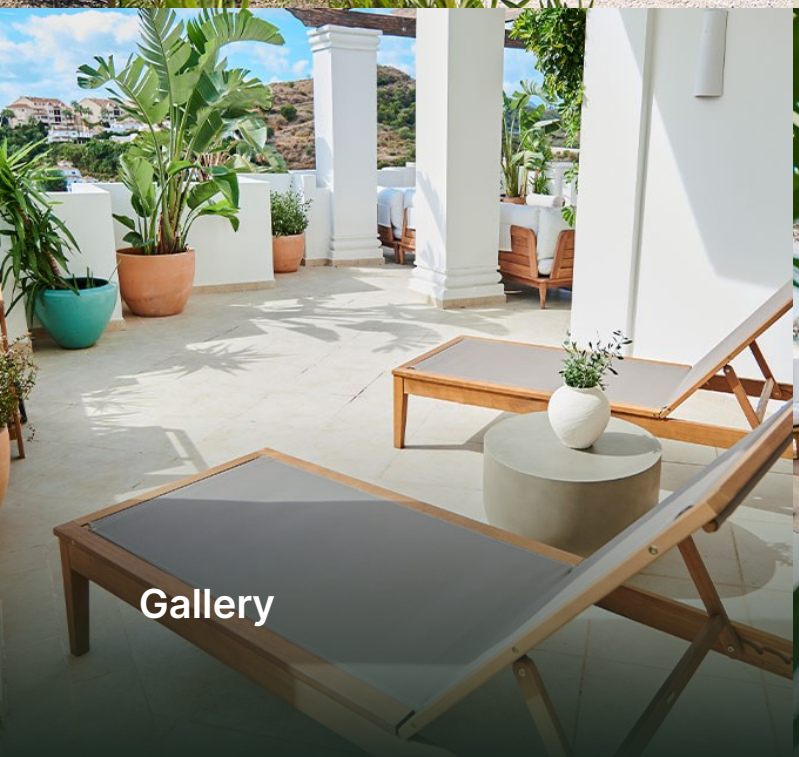
What the purchase costs beyond the price

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.

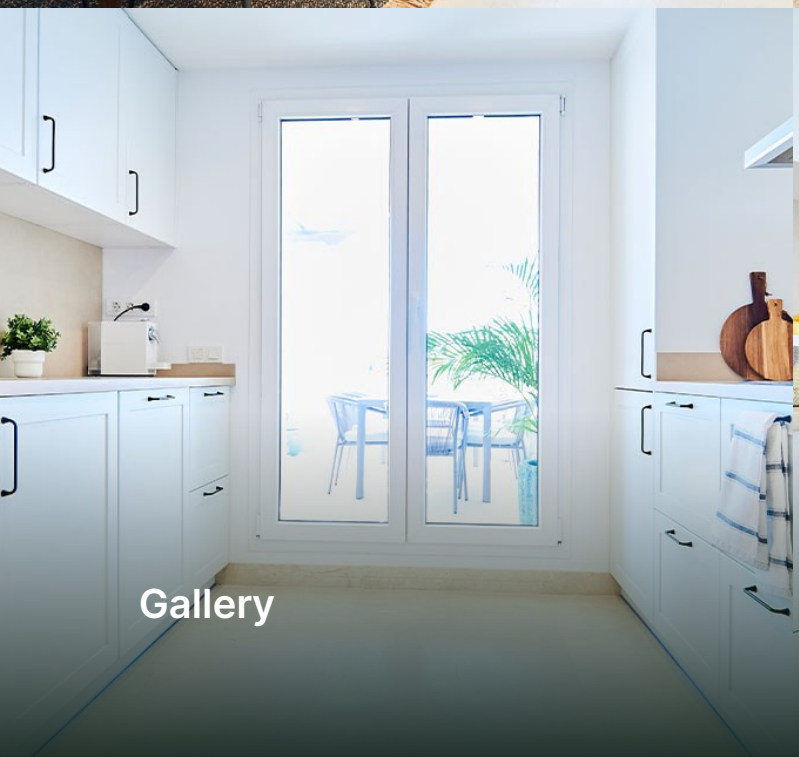
Transfer tax (ITP 7%)	**€43,680**
Notary (official fees plus VAT)	**€885**
Land registry (official fees plus VAT)	**€451**
Legal support (1% plus VAT)	**€7,550**
Administrative agency (gestoría) and other costs (estimate)	**€500**
Total purchase costs	**€53,066**

€677,066	€53,066	8.5%
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



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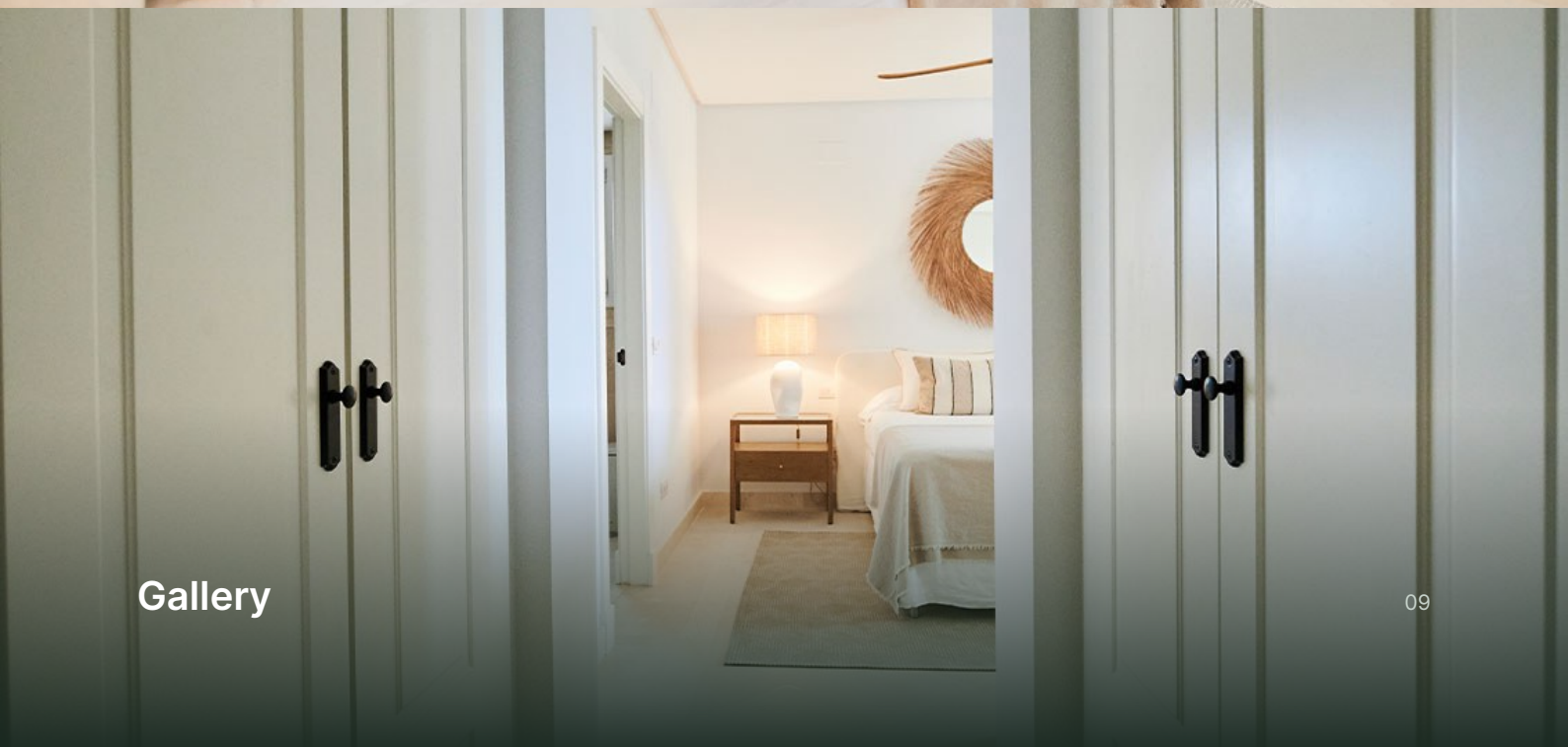

Gallery

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.

€624,000
asking price

2
bedrooms

146 m²
living area

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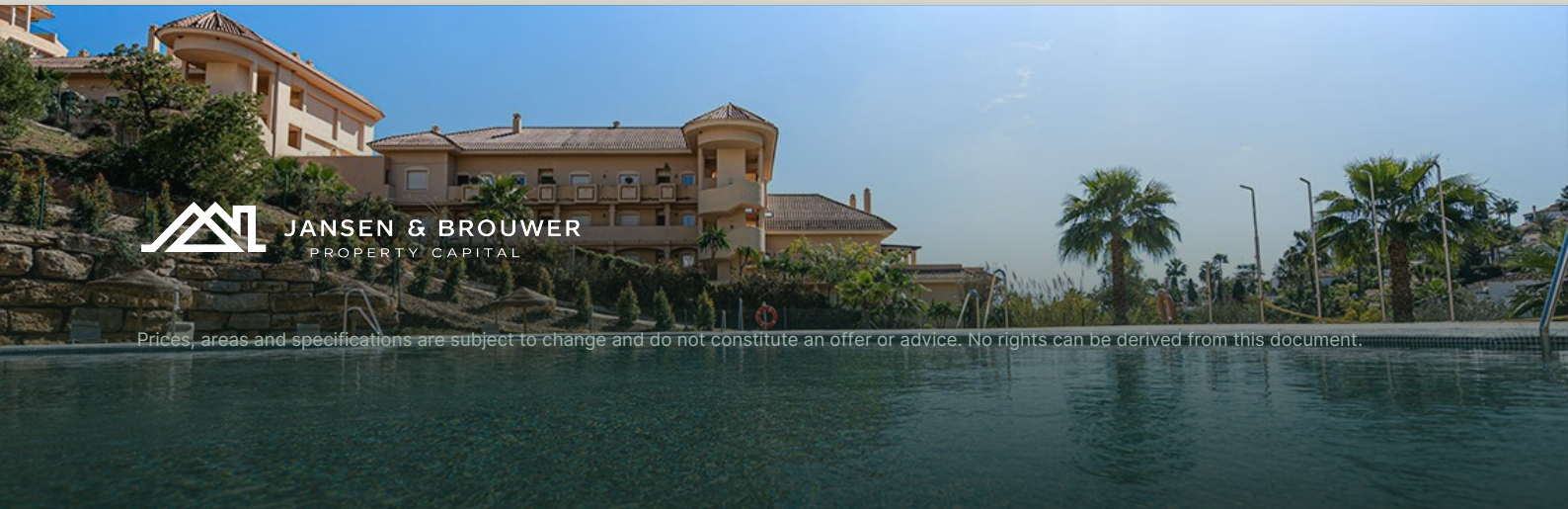

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