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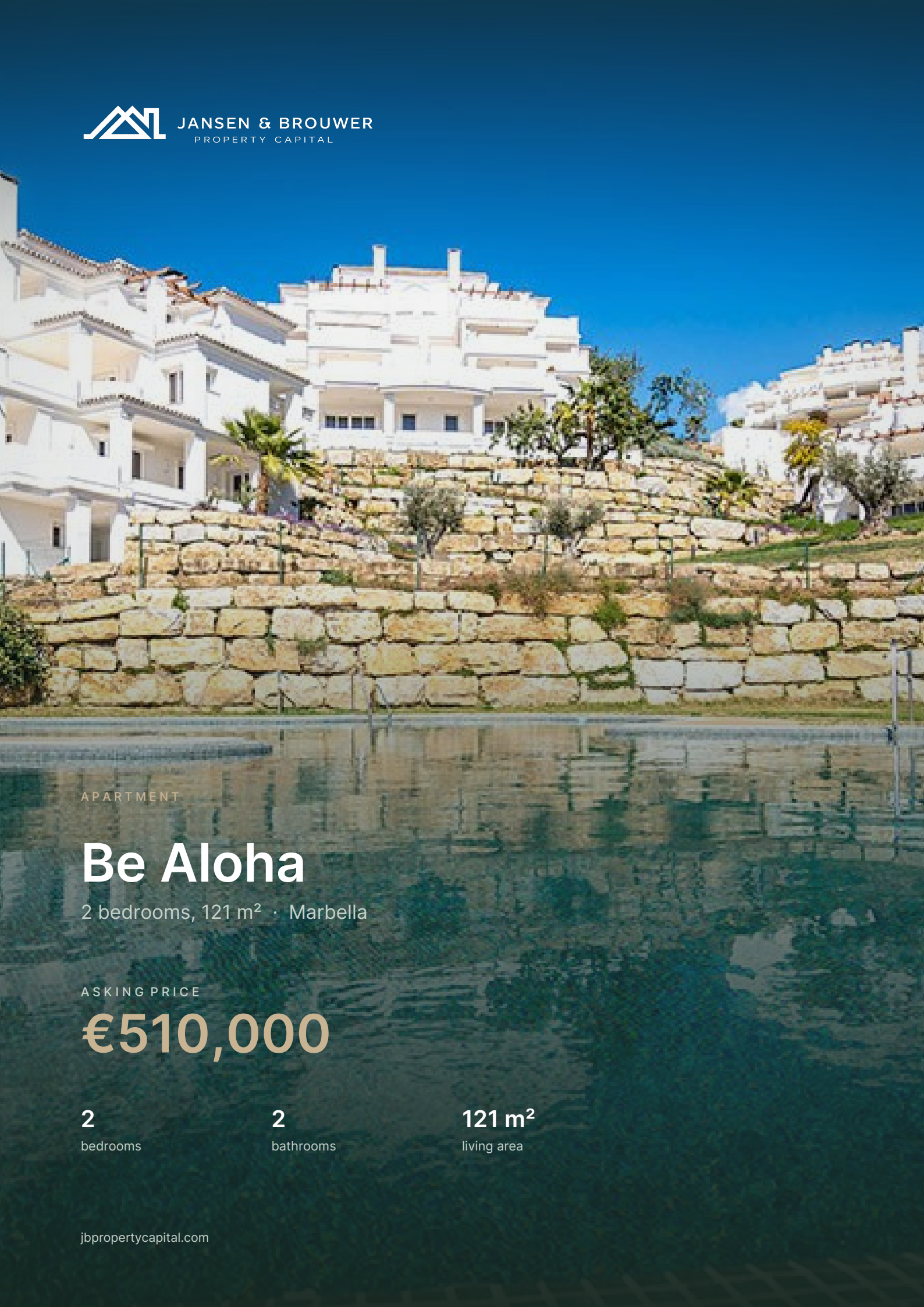


APARTMENT

# Be Aloha

2 bedrooms, 121 m² · Marbella

ASKING PRICE

## €510,000

**2**
bedrooms

**2**
bathrooms

**121 m²**
living area

jbpropertycapital.com

# Apartment 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 7 0º 1, has 2 bedrooms, 2 bathrooms and 121 sqm of built area, with a storage room and a parking space. It is a ground floor home. This home is priced at € 510.000 excluding 7 per cent transfer tax (ITP), or € 545.700 including ITP. Purchase costs come on top; we are happy to calculate the total for you.

| | |
|---|---|
| Property type | **Apartment** |
| Bedrooms | **2** |
| Bathrooms | **2** |
| Living area | **121 m²** |
| Asking price | **€510,000** |
| Reference | **7 0º 1** |

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

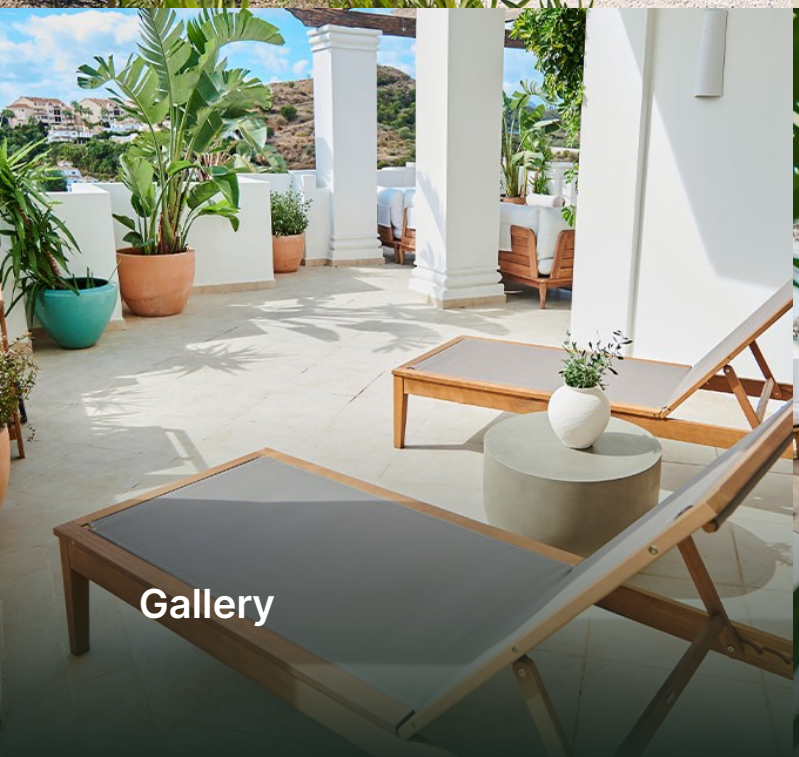
# What the purchase costs beyond the price

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.

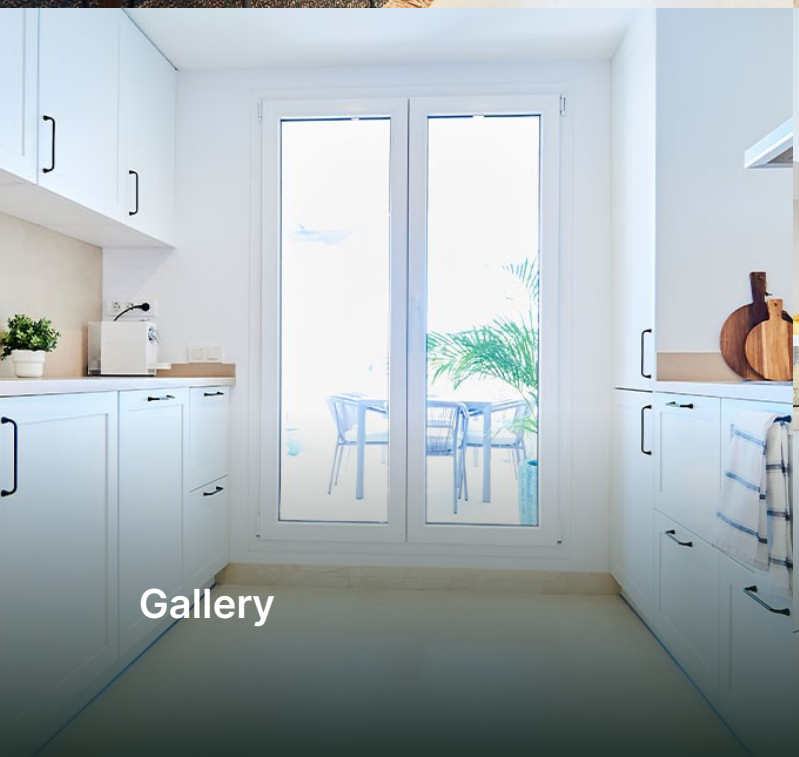
| | |
|---|---|
| Transfer tax (ITP 7%) | **€35,700** |
| Notary (official fees plus VAT) | **€821** |
| Land registry (official fees plus VAT) | **€413** |
| Legal support (1% plus VAT) | **€6,171** |
| Administrative agency (gestoría) and other costs (estimate) | **€500** |
| Total purchase costs | **€43,605** |

| €553,605 | €43,605 | 8.6% |
|---|---|---|
| TOTAL INVESTMENT | PURCHASE COSTS | OF THE PURCHASE PRICE |

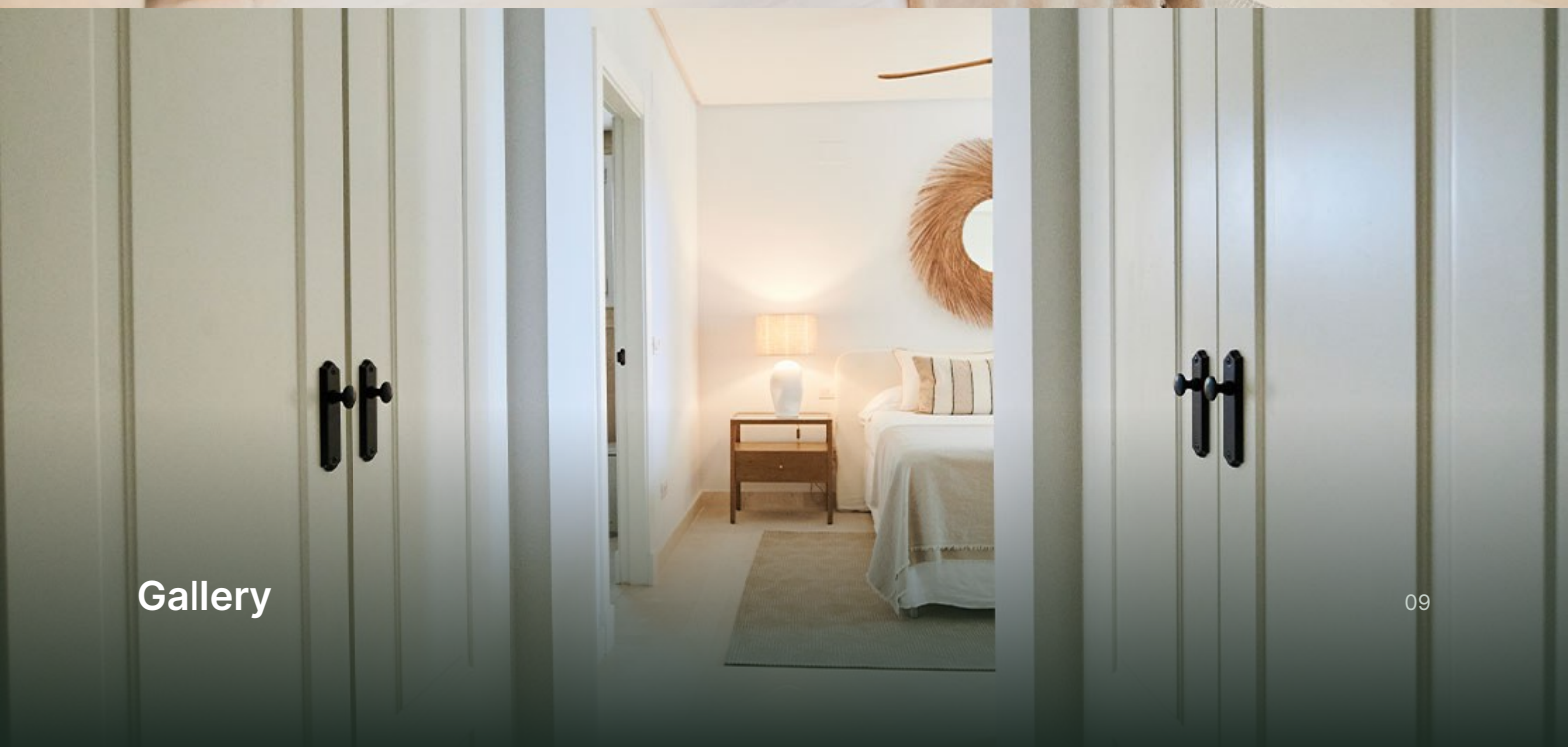
Example calculation at the stated asking price, without a mortgage. Tax rates as of September 2026. Notary and land registry follow the official fee scale (arancel) plus VAT; legal support and other costs are estimates. Reduced rates for a first or main home are not included, and the Spanish tax authority 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.

**€510,000**
asking price

**2**
bedrooms

**121 m²**
living area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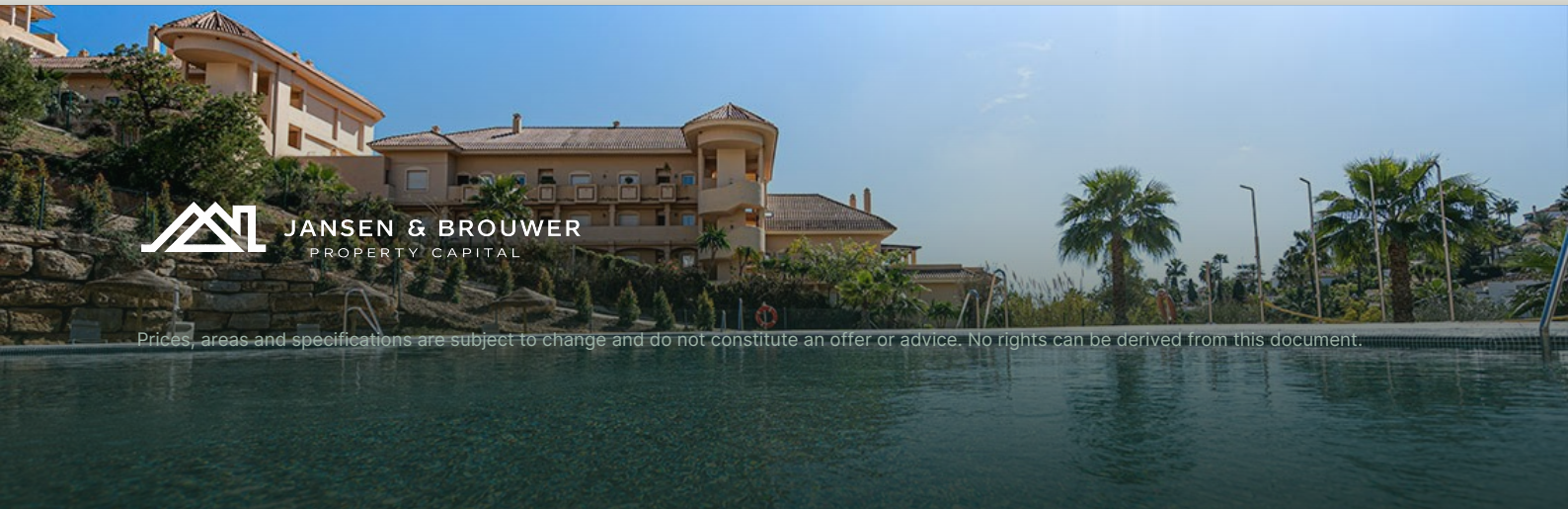


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