



JANSEN & BROUWER
PROPERTY CAPITAL

VILLA

BeSeven

4 bedrooms, 397 m² · Marbella

ASKING PRICE

€4,290,000

4

bedrooms

5

bathrooms

397 m²

living area

816 m²

plot



Villa in Marbella. Spain.

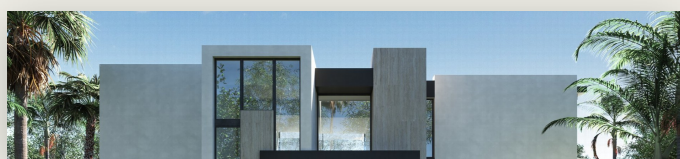
BeSeven is a new development of seven detached villas in the Cortijo Blanco urbanisation, in the municipality of Marbella. According to the project documents, the sea and its promenade, the centre of San Pedro Alcántara and Puerto Banús are all within walking distance.

BeSeven

Marbella

BeSeven is a new development of seven detached villas in the Cortijo Blanco urbanisation, in the municipality of Marbella. According to the project documents, the sea and its promenade, the centre of San Pedro Alcántara and Puerto Banús are all within walking distance. The villas stand along a private gated road with a shared entrance gate. Plots measure roughly 812 to 1,004 m², and each villa has its own garden and private swimming pool. The architecture is contemporary with classic lines: rendered façades with travertine-style panels and timber ceilings over the terraces. Villa 1 has four bedrooms and five bathrooms across the ground floor, first floor and basement, with a lift serving all three levels. The L-shaped pool of about 55 m² has a waterfall from the first-floor terrace.

Property type	Villa
Bedrooms	4
Bathrooms	5
Living area	397 m²
Plot	816 m²
Completion	New build
Asking price	€4,290,000
Reference	Villa 01



BeSeven

Finishes include large-format porcelain tiles, underfloor heating from an air-source heat pump, air conditioning controlled per room, home automation, a fitted kitchen with appliances and covered parking for two cars with a charging point. A roof solarium with a second pool is possible. For Villa 1, completion is scheduled 18 months after construction starts. Villa 1 is for sale at € 4.290.000, including the solarium; prices of the other villas are available on request. This villa, reference Villa 01, has 4 bedrooms, 5 bathrooms and 397 m² of enclosed area, of which 165 m² in the basement, with a terrace of 91 m², a garden of 383 m² and a plot of 816 m². This home is priced at € 4.290.000 excluding 10 per cent IVA, or € 4.719.000 including IVA. Purchase costs come on top; we are happy to calculate the total for you.



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

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%)	€429,000
Stamp duty (AJD 1.2%)	€51,480
Notary (official fees plus VAT)	€2,215
Land registry (official fees plus VAT)	€1,339
Legal support (1% plus VAT)	€51,909
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€536,443

€4,826,443

TOTAL INVESTMENT

€536,443

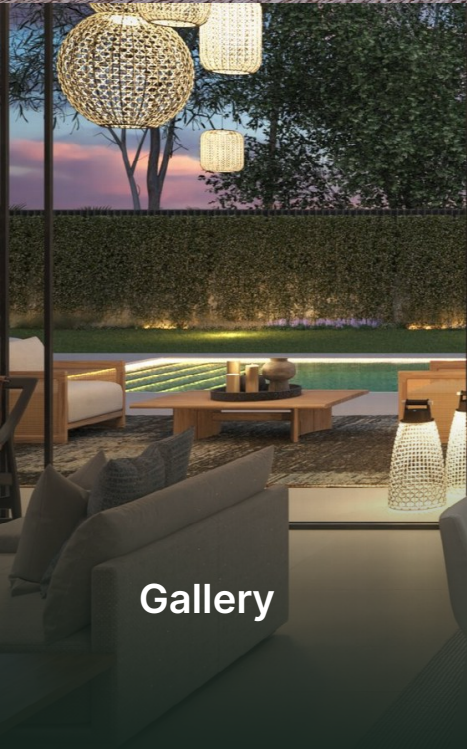
PURCHASE COSTS

12.5%

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.

€4,290,000

asking price

4

bedrooms

397 m²

living area

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