JANSEN & BROUWER
PROPERTY CAPITAL

DUPLEX

Breeze

3 bedrooms, 195 m² · Marbella

ASKING PRICE

€890,000

3
bedrooms

3
bathrooms

195 m²
living area

jbpropertycapital.com

Duplex in Marbella. Spain.

Breeze is a new development of 34 apartments and penthouses in Guadalmina Alta, the upper part of Guadalmina in the municipality of Marbella. The building stands directly on the Guadalmina golf course, close to San Pedro Alcántara and Puerto Banús.

Breeze

Marbella

Breeze is a new development of 34 apartments and penthouses in Guadalmina Alta, the upper part of Guadalmina in the municipality of Marbella. The building stands directly on the Guadalmina golf course, close to San Pedro Alcántara and Puerto Banús. The homes have two, three or four bedrooms. The ground floor holds duplex homes laid out over two levels, and the top floor has penthouses with a large terrace. The terraces look out over the golf course. The complex is fully walled and has a communal swimming pool with salt chlorination, landscaped gardens, a gym and a co-working space. Each home has an open-plan kitchen with induction hob, oven and microwave, underfloor heating in every room and an air-source heat pump for heating, cooling and hot water.

Property type	**Duplex**
Bedrooms	**3**
Bathrooms	**3**
Living area	**195 m²**
Completion	**New build**
Asking price	**€890,000**
Reference	**301**

Breeze

The external joinery is aluminium with a thermal break and double glazing, and the homes are prepared for home automation. According to the brochure, several golf courses are less than ten minutes away. Breeze is under construction and the last homes are now for sale. Prices start at € 690.000 and in the current list of homes the range runs up to € 1.490.000. This home, reference 301, is on the ground floor and has 3 bedrooms, 3 bathrooms and 195 m² of built area, with a terrace of 31 m². It is a duplex. This home is priced at € 890.000 excluding 10 per cent IVA, or € 979.000 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 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.

VAT (IVA 10%)	**€89,000**
Stamp duty (AJD 1.2%)	**€10,680**
Notary (official fees plus VAT)	**€981**
Land registry (official fees plus VAT)	**€516**
Legal support (1% plus VAT)	**€10,769**
Administrative agency (gestoría) and other costs (estimate)	**€500**
Total purchase costs	**€112,446**

€1,002,446
TOTAL INVESTMENT

€112,446
PURCHASE COSTS

12.6%
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

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.

€890,000
asking price

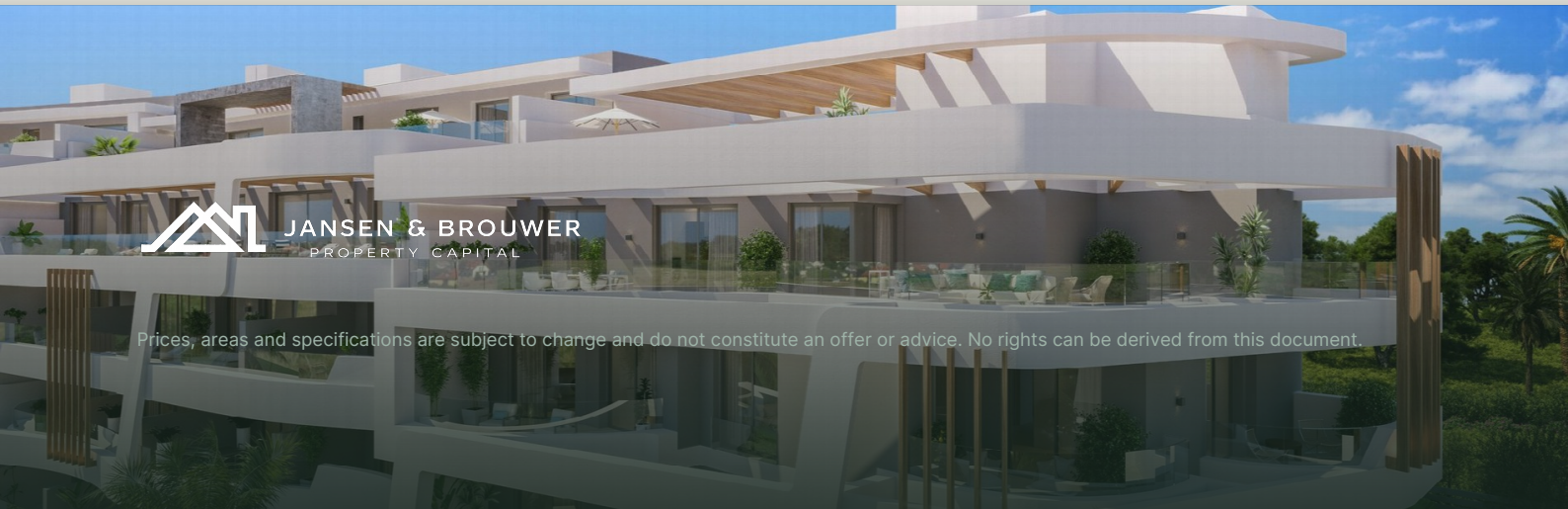
3
bedrooms

195 m²
living area

Jordy Brouwer
Property & deals
+31 6 40043122

Sven Jansen
Investments & advice
+31 6 40258095

info@jbpropertycapital.com · jbpropertycapital.com



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