



JANSEN & BROUWER
PROPERTY CAPITAL

TOWNHOUSE

Casa Halcones

3 bedrooms, 207 m² · Benahavís

ASKING PRICE

€1,270,000

3

bedrooms

3

bathrooms

207 m²

living area



Townhouse in Benahavís. Spain.

Casa Halcones is a semi-detached townhouse in the hills of Benahavís, with views over a golf course and the surrounding landscape. The house offers 207 m² over two floors, with three bedrooms and three bathrooms, and has recently been renovated and is ready to move into.

Casa Halcones

Benahavís

Casa Halcones is a semi-detached townhouse in the hills of Benahavís, with views over a golf course and the surrounding landscape. The house offers 207 m² over two floors, with three bedrooms and three bathrooms, and has recently been renovated and is ready to move into. According to the documentation, San Pedro Alcántara is about five minutes away, Puerto Banús and the Mediterranean about ten minutes, and Málaga airport about one hour. The same documentation states that supermarkets, cafés and pharmacies are within walking distance. On the ground floor the living room opens directly onto the terrace; the house has 50 m² of terrace space. This level also holds a separate, fully equipped kitchen and a guest cloakroom.

Property type	Townhouse
Bedrooms	3
Bathrooms	3
Living area	207 m²
Asking price	€1,270,000
Reference	JBN-98876



Casa Halcones

Upstairs are the three bedrooms, each with its own bathroom and its own terrace with views. The renovation follows a contemporary Mediterranean style with Italian design and furnishings from Italy. Outside there is a well-kept communal garden with mature palm trees, a communal swimming pool and areas in sun and in shade. Parking is under a pergola. The asking price of this home is € 1.270.000. Depending on the seller, transfer tax (ITP) or IVA applies on top, plus purchase costs; we confirm for each home which applies and 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 Benahavís

Benahavís is known as the dining room of the Costa del Sol: a small mountain village with a striking number of good restaurants. The municipality lies between Marbella, Estepona and Ronda and counts nine golf courses. A walking route runs through the Guadalmina gorge past natural swimming spots.

9 golf courses

including La Quinta and Marbella Club Golf

Mountain village

known for its restaurants

Guadalmina

gorge with natural swimming spots

La Zagaleta

gated estate within the municipality

15 min

to Marbella and the beach

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.

Transfer tax (ITP 7%)	€88,900
Notary (official fees plus VAT)	€1,119
Land registry (official fees plus VAT)	€608
Legal support (1% plus VAT)	€15,367
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€106,494

€1,376,494

TOTAL INVESTMENT

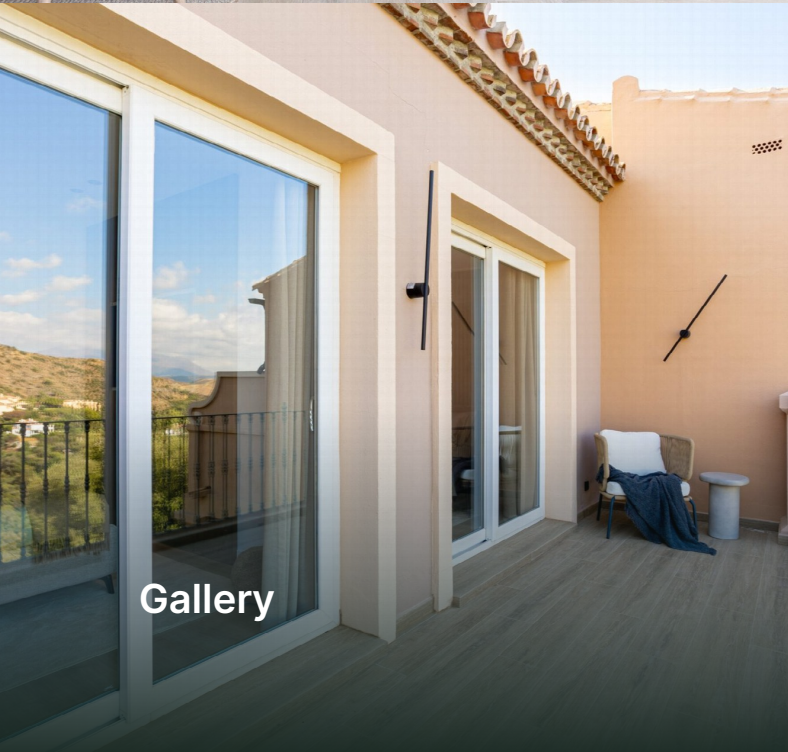
€106,494

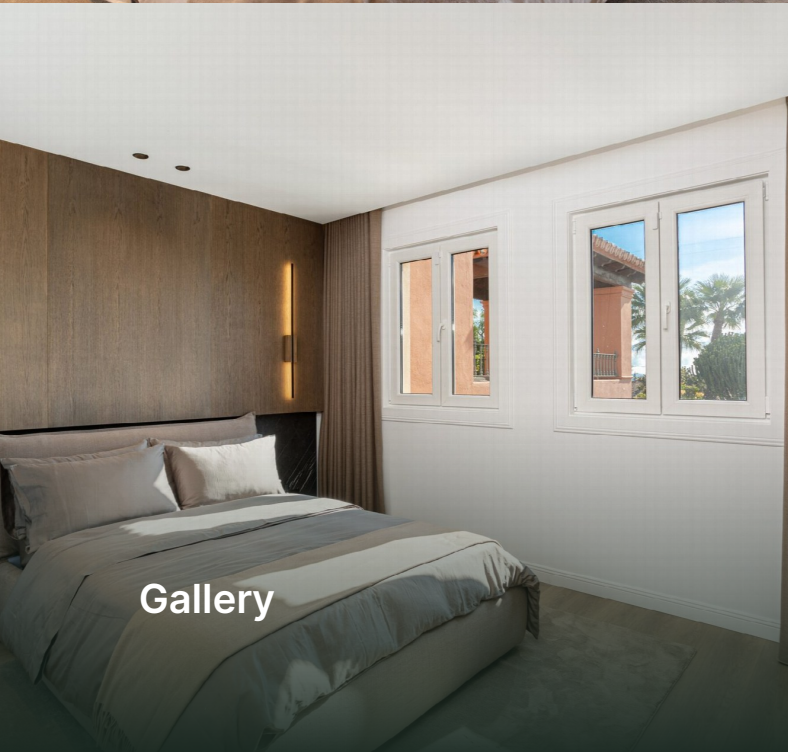
PURCHASE COSTS

8.4%

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





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.

€1,270,000

asking price

3

bedrooms

207 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.