



JANSEN & BROUWER
PROPERTY CAPITAL

VILLA

Casa Nadim

7 bedrooms, 754 m² · Marbella

ASKING PRICE

€3,950,000

7

bedrooms

7

bathrooms

754 m²

living area

1,590 m²

plot



Villa in Marbella. Spain.

Casa Nadim is a villa set second line to the Las Brisas golf course, in the Golf Valley of Nueva Andalucía. The east-facing house stands on a 1,590 sqm plot and enjoys open views over the golf course and La Concha mountain.

Casa Nadim

Marbella

Casa Nadim is a villa set second line to the Las Brisas golf course, in the Golf Valley of Nueva Andalucía. The east-facing house stands on a 1,590 sqm plot and enjoys open views over the golf course and La Concha mountain. The Los Naranjos golf course is within walking distance, and Puerto Banús, the beaches, shopping centres and international schools are all close by. Arranged over two levels, the villa offers 754 sqm: 669 sqm built and 85 sqm of terraces, with seven en-suite bedrooms and a guest toilet. Two are master suites, one with his-and-hers bathrooms and walk-in closets. The living room has two seating areas and opens onto the garden and pool, and the kitchen has Gaggenau appliances. Further features include a guest apartment with its own entrance, a gym, a very large pool, an air-conditioned garden lounge with bar, a rooftop solarium and bullet-proof windows. The asking price of this home is € 3.950.000. 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.

Property type	Villa
Bedrooms	7
Bathrooms	7
Living area	754 m²
Plot	1,590 m²
Asking price	€3,950,000
Reference	JBP-1CB9D



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.

Transfer tax (ITP 7%)	€276,500
Notary (official fees plus VAT)	€2,092
Land registry (official fees plus VAT)	€1,256
Legal support (1% plus VAT)	€47,795
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€328,143

€4,278,143

TOTAL INVESTMENT

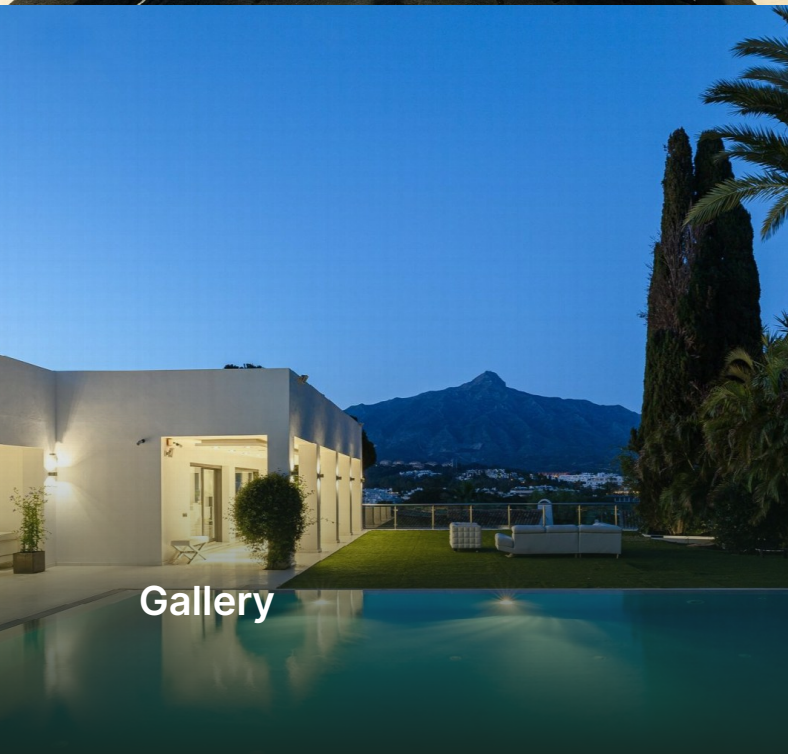
€328,143

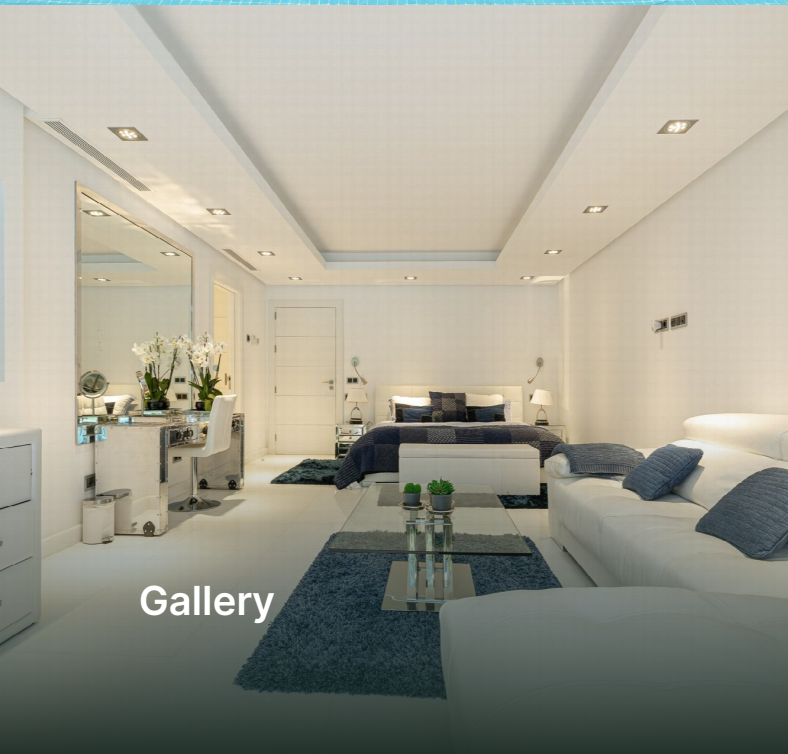
PURCHASE COSTS

8.3%

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.

€3,950,000

asking price

7

bedrooms

754 m²

living area

Jordy Brouwer

Property & deals

+31 6 40043122

Sven Jansen

Investments & advice

+31 6 40258095

info@jbpropertycapital.com · jbpropertycapital.com



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