



JANSEN & BROUWER  
PROPERTY CAPITAL

TOWNHOUSE

# Costa Galera III

3 bedrooms, 125 m<sup>2</sup> · Almuñécar

ASKING PRICE

€466,000

3

bedrooms

2

bathrooms

125 m<sup>2</sup>

living area



# Townhouse in Almuñécar. Spain.

Costa Galera III is the third and final phase of the Costa Galera residential complex in Velilla-Taramay, in the municipality of Almuñécar on the Costa Tropical in the province of Granada.

# Costa Galera III

Almuñécar

Costa Galera III is the third and final phase of the Costa Galera residential complex in Velilla-Taramay, in the municipality of Almuñécar on the Costa Tropical in the province of Granada. This phase has 54 homes with two and three bedrooms, all with a terrace: apartments, penthouses, ground-floor homes and townhouses. The development lies a few hundred metres from Calabajío beach and the homes face south-east. The complex has gardens with Mediterranean planting and a solarium, and this phase adds a second communal swimming pool to the existing one. Each home has a parking space in the basement, a storage room, a fitted kitchen with appliances and a compact quartz worktop, and ducted air conditioning.

|               |                  |
|---------------|------------------|
| Property type | <b>Townhouse</b> |
| Bedrooms      | <b>3</b>         |
| Bathrooms     | <b>2</b>         |
| Living area   | <b>125 m²</b>    |
| Completion    | <b>New build</b> |
| Asking price  | <b>€466,000</b>  |
| Reference     | <b>U3</b>        |



## Costa Galera III

The Paseo de Velilla, with a supermarket and public transport, is a ten-minute walk away and the centre of Almuñécar is a seven-minute drive. Construction has started, with completion planned for 2028.

Prices start at € 344.000 and in the current list of homes the range runs up to € 538.000. This home, reference U3, has 3 bedrooms, 2 bathrooms and 125 m<sup>2</sup> of built area, with a terrace of 48 m<sup>2</sup>. The asking price of this home is € 466.000. We confirm what the price includes, such as IVA, and are happy to calculate the total including purchase costs 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 on the Costa del Sol

The entire coast of Málaga province belongs to the Costa del Sol: more than 150 km from Nerja in the east to Manilva in the west, with white villages in the hills behind. The weather station at Málaga airport records on average more than 2,900 hours of sunshine a year. From that airport you can fly direct to the Netherlands and Belgium all year round.

### **2,900+ hours**

of sunshine a year, measured at Málaga airport

### **70+ golf courses**

spread across Málaga province

### **Airport**

direct to the Netherlands and Belgium, all year

### **White villages**

Mijas, Casares and Frigiliana in the hills

### **150+ km**

of coast, from Nerja in the east to Manilva

### **AVE**

high-speed train from Málaga to Madrid

# 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%)                                               | €46,600 |
| Stamp duty (AJD 1.2%)                                       | €5,592  |
| Notary (official fees plus VAT)                             | €795    |
| Land registry (official fees plus VAT)                      | €397    |
| Legal support (1% plus VAT)                                 | €5,639  |
| Administrative agency (gestoría) and other costs (estimate) | €500    |
| Total purchase costs                                        | €59,523 |

€525,523

TOTAL INVESTMENT

€59,523

PURCHASE COSTS

12.8%

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.

**€466,000**

asking price

**3**

bedrooms

**125 m<sup>2</sup>**

living area

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