JANSEN & BROUWER
PROPERTY CAPITAL

TOWNHOUSE

Costa Galera III

3 bedrooms, 141 m² · Almuñécar

ASKING PRICE

€503,000

3
bedrooms

2
bathrooms

141 m²
living area

jbpropertycapital.com

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.

01 · THE PROPERTY

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	**Townhouse**
Bedrooms	**3**
Bathrooms	**2**
Living area	**141 m²**
Completion	**New build**
Asking price	**€503,000**
Reference	**U5**

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 U5, has 3 bedrooms, 2 bathrooms and 141 m² of built area, with a terrace of 51 m². The asking price of this home is € 503.000. We confirm what the price includes, such as IVA, and are happy to calculate the total including purchase costs 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 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

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.

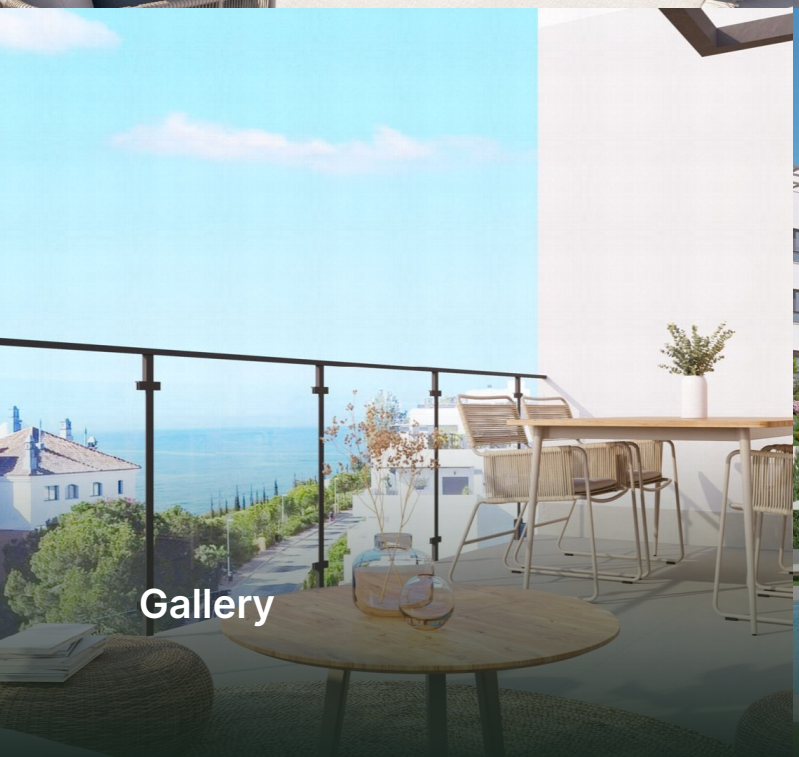
VAT (IVA 10%)	**€50,300**
Stamp duty (AJD 1.2%)	**€6,036**
Notary (official fees plus VAT)	**€817**
Land registry (official fees plus VAT)	**€410**
Legal support (1% plus VAT)	**€6,086**
Administrative agency (gestoría) and other costs (estimate)	**€500**
Total purchase costs	**€64,149**

€567,149
TOTAL INVESTMENT

€64,149
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.



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.

€503,000
asking price

3
bedrooms

141 m²
living area

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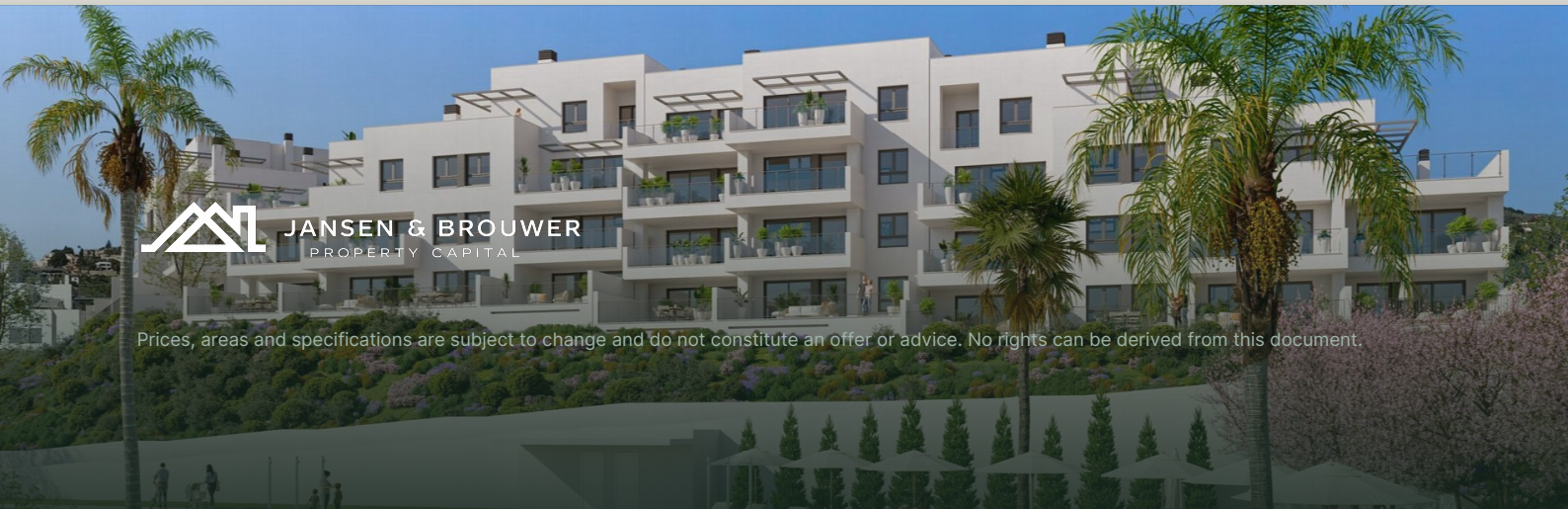

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