



JANSEN & BROUWER
PROPERTY CAPITAL

VILLA · COSTA BLANCA

Cumbre del Sol

4 bedrooms, 270 m² · Benitachell, Alicante

ASKING PRICE

€2,600,000

4

bedrooms

5

bathrooms

270 m²

living area

870 m²

plot



Villa in Benitachell. Costa Blanca, Alicante.

Villa Dune is one of the most exclusive properties currently available in Residencial Jazmines, the premium residential area of Cumbre del Sol.

Cumbre del Sol

Benitachell, Alicante

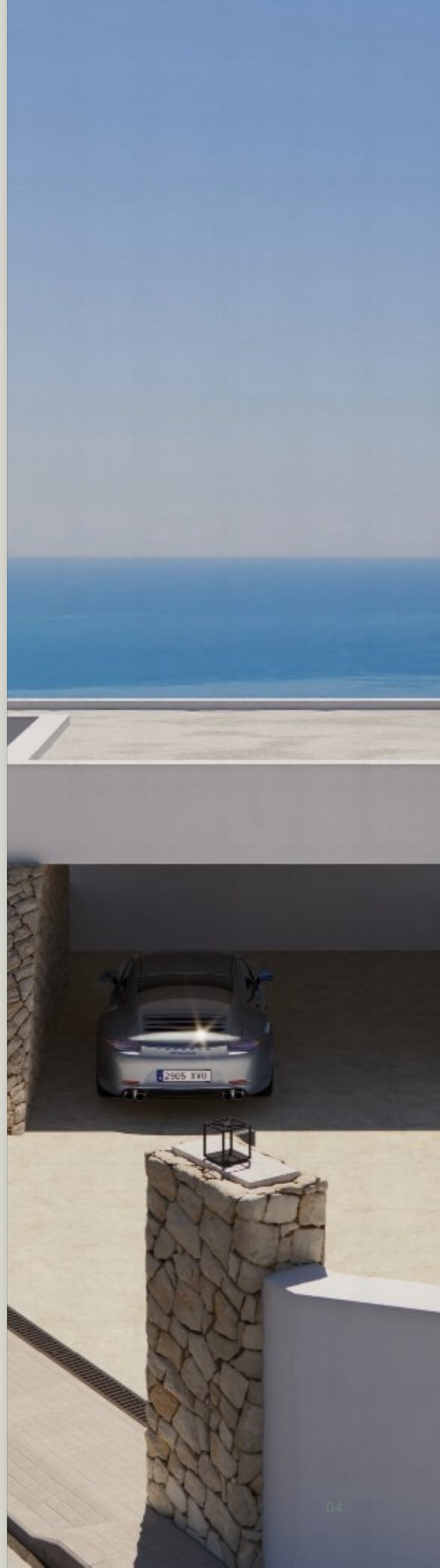
Villa Dune is one of the most exclusive properties currently available in Residencial Jazmines, the premium residential area of Cumbre del Sol. A contemporary villa designed for buyers looking for distinctive architecture, privacy, generous spaces and a permanent connection with the Mediterranean. Floating above the landscape and opening fully towards the sea, the house stands out for its clean, powerful horizontal architecture, with an elegant and timeless aesthetic that blends naturally into its surroundings. The large expanses of glass make the landscape an essential part of everyday life here and enhance both the natural light and the panoramic views from virtually every room.

Property type	Villa
Bedrooms	4
Bathrooms	5
Living area	270 m²
Plot	870 m²
Completion	New build
Asking price	€2,600,000
Reference	24451



Cumbre del Sol

The main floor brings the living areas together in an open and refined composition in which the living room, dining area and kitchen flow smoothly into the outside. The kitchen, with its large central island and high-quality materials inspired by nature, forms the social heart of the house. The whole opens onto a spectacular panoramic terrace and an organically shaped pool that appears to merge with the horizon. The interiors were designed around a warm, contemporary elegance, with neutral tones, natural textures and a carefully chosen range of materials that reinforce the sense of comfort and refinement throughout the house. The upper floor is given over entirely to the sleeping quarters and has three generous bedrooms, each with an en-suite bathroom and direct access to the terrace. The master suite enjoys a privileged position, with open views of the Mediterranean and a direct connection to outdoor living that offers a high degree of exclusivity and privacy. This floor also houses the garage, with room for two vehicles, perfectly integrated into the architecture of the villa. Villa Dune also has a lower ground floor with a large open space and an outdoor terrace, designed to adapt completely to the lifestyle of its future owner. A versatile space with the potential to become a private wellness area, gym, home cinema, studio or guest apartment. Thanks to its architecture, its setting and its level of finish, Villa Dune represents a unique opportunity within the luxury segment of the northern Costa Blanca, aimed at an international buyer who values contemporary design, privacy and genuine exclusivity.



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 · FEATURES

What this property offers

- Home automation
- Outdoor shower
- Garden
- Outdoor pool access
- CCTV
- Alarm
- Underfloor heating
- Aerothermal heating
- Sea view
- Solar panels
- EV charger pre-installation
- Southwest-facing
- Pool



04 · THE AREA

What you will find around Benitachell

Benitachell lies between Jávea and Moraira, on the cliffs of the northern Costa Blanca. The coastline here is steep rock face with Cala Moraig, a pebble bay of clear water, set between the walls. The Ruta dels Cingles walking path runs along the cliffs with views over the whole bay.

Cala Moraig

pebble bay between steep cliffs

Ruta dels Cingles

cliff path with views along the coast

Cumbre del Sol

residential area with shops and an international school

10 min

to Jávea and Moraira

Golf

Jávea and Ifach a quarter of an hour away

1 hr 20

to Alicante airport

What the purchase costs beyond the price

The tax rates are those of the Valencia region. Notary and land registry follow the official fee scale (arancel); legal support and the other costs are estimates.

VAT (IVA 10%)	€260,000
Stamp duty (AJD 1.4%)	€36,400
Notary (official fees plus VAT)	€1,602
Land registry (official fees plus VAT)	€930
Legal support (1% plus VAT)	€31,460
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€330,892

€2,930,892

TOTAL INVESTMENT

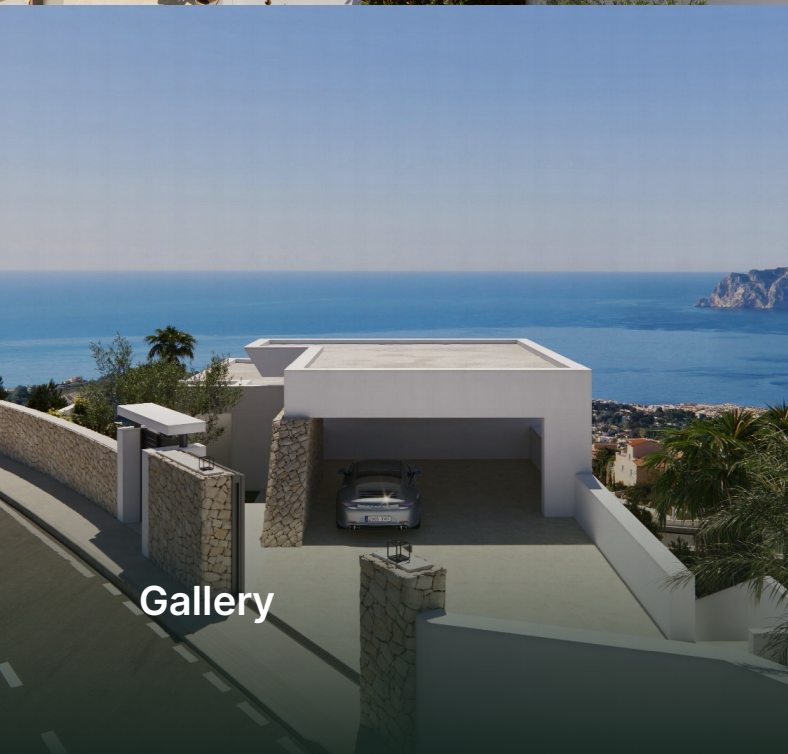
€330,892

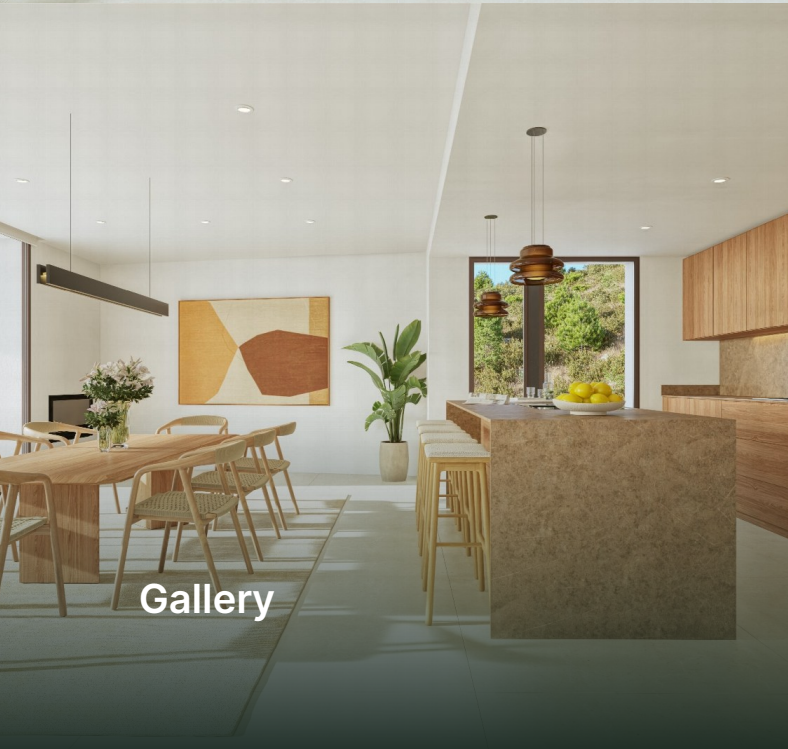
PURCHASE COSTS

12.7%

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.

€2,600,000

asking price

4

bedrooms

270 m²

living area

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