



JANSEN & BROUWER
PROPERTY CAPITAL

APARTMENT · COSTA BLANCA

Cumbre del Sol

3 bedrooms, 105 m² · Benitachell, Alicante

ASKING PRICE

€687,000

3

bedrooms

2

bathrooms

105 m²

living area



Apartment in Benitachell. Costa Blanca, Alicante.

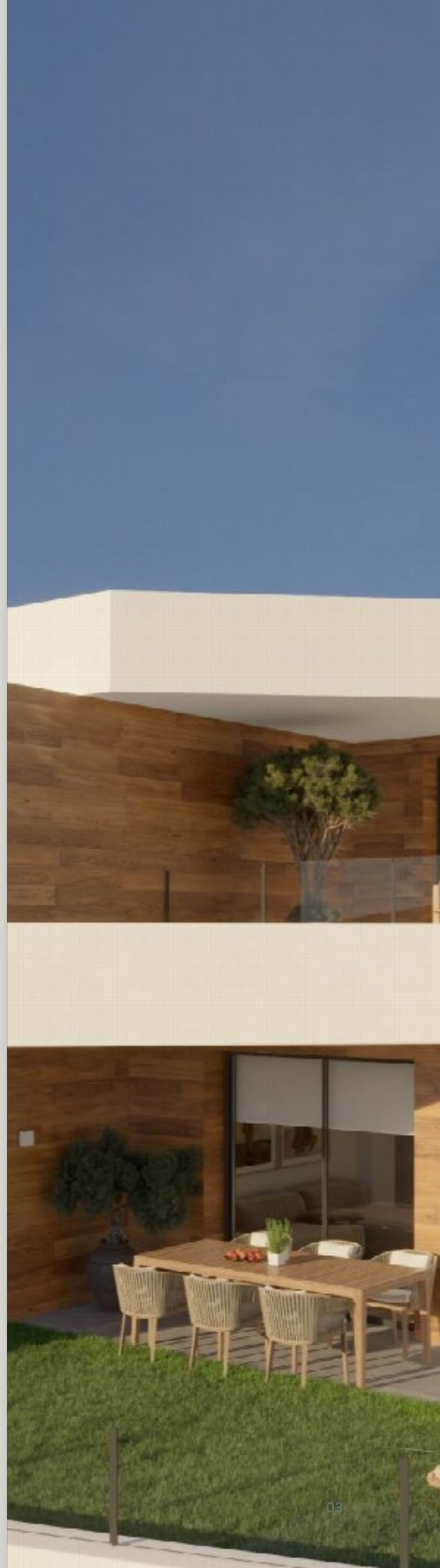
In the municipality of Benitatxell, between Jávea and Moraira, lies Cumbre del Sol and, within this enclave, Montecala Gardens, a development that invites you to enjoy the Costa Blanca from a new perspective.

Cumbre del Sol

Benitachell, Alicante

In the municipality of Benitatxell, between Jávea and Moraira, lies Cumbre del Sol and, within this enclave, Montecala Gardens, a development that invites you to enjoy the Costa Blanca from a new perspective. This apartment complex has been designed for those looking for a holiday home by the sea, surrounded by nature, in complete peace and with quality facilities all year round. Montecala Gardens draws the eye with its modern, functional and sustainable design. Each block contains a limited number of homes, only five per building, which guarantees privacy and peace. The homes have generous terraces, private gardens or a solarium, depending on the model. The open outlook creates a bond with the natural surroundings.

Property type	Apartment
Bedrooms	3
Bathrooms	2
Living area	105 m²
Completion	New build
Asking price	€687,000
Reference	PG063



Cumbre del Sol

The apartments are fully equipped and laid out to make the most of the available space and daylight. There are apartments with two and three bedrooms and two bathrooms, an open-plan kitchen, a terrace and finishes of the highest quality. The climate control system is ducted, with underfloor heating, permanent ventilation, a hybrid aerothermal system and thermally broken aluminium joinery, which gives the building a high efficiency rating. Living in Montecala Gardens also means enjoying the communal areas of the established Pueblo Montecala residential estate. Here there are several swimming pools, a social club, a children's playground, gardens and communal parking. The whole complex lies within Cumbre del Sol, an exclusive destination with facilities such as a supermarket, a riding school, sports facilities, restaurants and the prestigious international Lady Elizabeth School. A few minutes away you reach one of the most beautiful coves on the Alicante coast, with walking trails from which to discover the Mediterranean landscape on foot or by bicycle. Montecala Gardens is a perfect option for holidays or for living all year round, thanks in part to its position close to Moraira, Jávea, Altea and Calpe and near airports and high-speed rail stations.



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

- Alarm
- Lift
- Underfloor heating
- Aerothermal heating
- Sea view
- Solar panels
- Southeast-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%)	€68,700
Stamp duty (AJD 1.4%)	€9,618
Notary (official fees plus VAT)	€908
Land registry (official fees plus VAT)	€467
Legal support (1% plus VAT)	€8,313
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€88,506

€775,506

TOTAL INVESTMENT

€88,506

PURCHASE COSTS

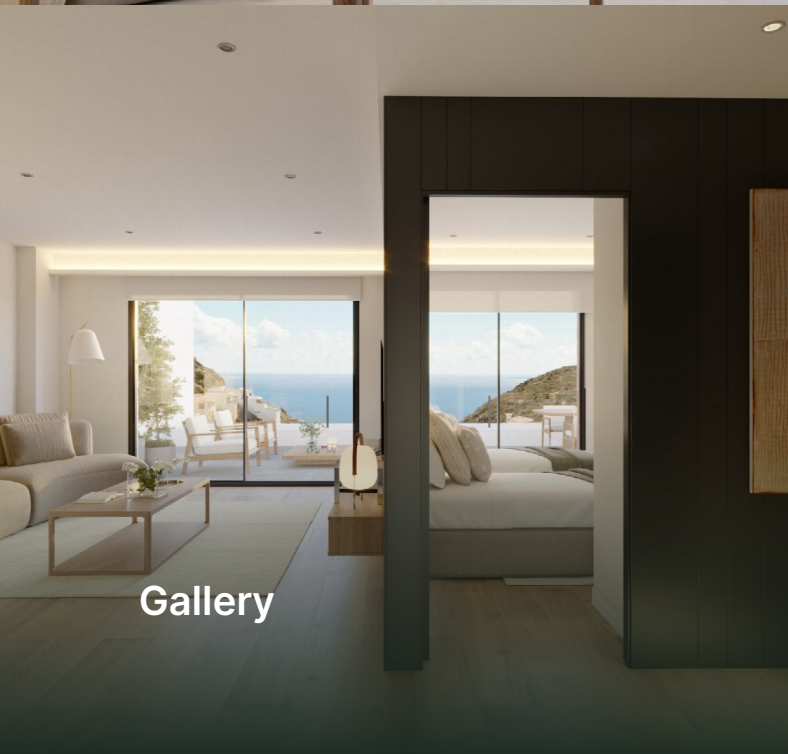
12.9%

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.

€687,000

asking price

3

bedrooms

105 m²

living area

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