



JANSEN & BROUWER
PROPERTY CAPITAL

VILLA

Gran Sol

3 bedrooms, 234 m² · Calpe

ASKING PRICE

€950,000

3

bedrooms

3

bathrooms

234 m²

living area



Villa in Calpe. Spain.

Gran Sol is a small development of detached new build villas in a quiet, well connected residential area of Calpe. Construction has started.

Gran Sol

Calpe

Gran Sol is a small development of detached new build villas in a quiet, well connected residential area of Calpe. Construction has started. Each villa has two floors with three bedrooms and three bathrooms, on its own plot of about 800 sqm. The villas have a contemporary interior with plenty of daylight, open spaces and generous terraces around a private pool. The garden can be laid out to your own taste, and there is a garage. Calpe's beaches, shops and town centre are a few minutes away. Prices start at € 925.000 and in the current list of homes the range runs up to € 975.000. Villa 1L has 3 bedrooms, 3 bathrooms and 234 sqm of built area on a plot of about 800 sqm, with a private pool and a garage. The asking price of this home is € 950.000. We confirm what the price includes, such as IVA, and are happy to calculate the total including purchase costs for you.

Property type	Villa
Bedrooms	3
Bathrooms	3
Living area	234 m²
Completion	New build
Asking price	€950,000
Reference	1L



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 Calpe

Calpe is defined by the Peñón de Ifach, a rock of 332 metres rising straight out of the sea and protected as a natural park. Two beaches lie on either side, and between the rock and the town are the old salt pans where flamingos winter. The old fishermen's quarter with its painted houses lies inland.

Peñón de Ifach

rock of 332 metres, a protected natural park

Two beaches

Arenal-Bol and La Fossa on either side

Salt pans

with flamingos in the middle of town

Fishing harbour

daily fish auction and restaurants

Old town

painted houses of the fishermen's quarter

1 hour

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%)	€95,000
Stamp duty (AJD 1.4%)	€13,300
Notary (official fees plus VAT)	€1,003
Land registry (official fees plus VAT)	€530
Legal support (1% plus VAT)	€11,495
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€121,828

€1,071,828

TOTAL INVESTMENT

€121,828

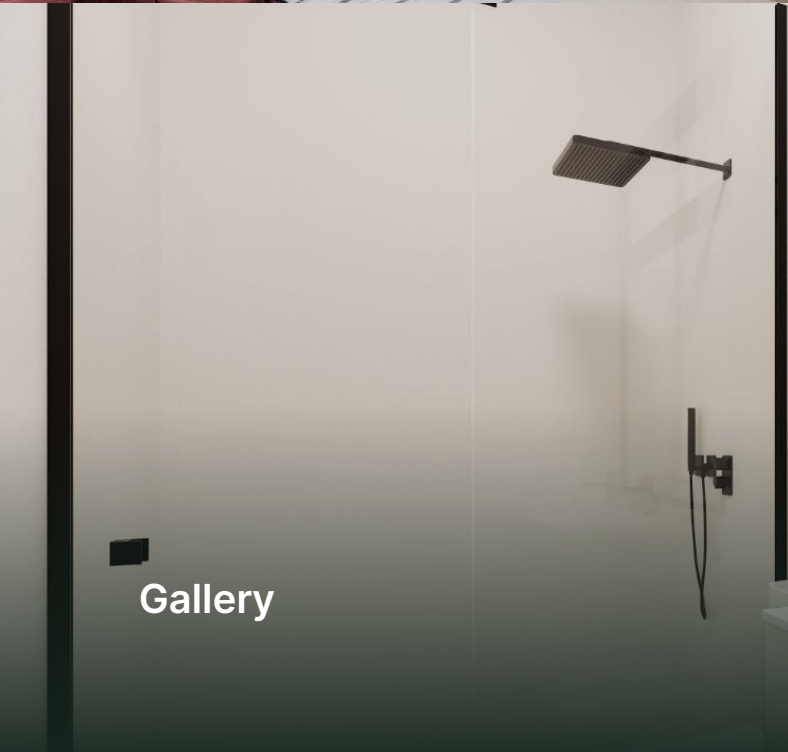
PURCHASE COSTS

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.

€950,000

asking price

3

bedrooms

234 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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