



JANSEN & BROUWER
PROPERTY CAPITAL

APARTMENT

Habitat Alborán Bora

2 bedrooms, 92 m² · Torremolinos

ASKING PRICE

€778,500

2

bedrooms

2

bathrooms

92 m²

living area



Apartment in Torremolinos. Spain.

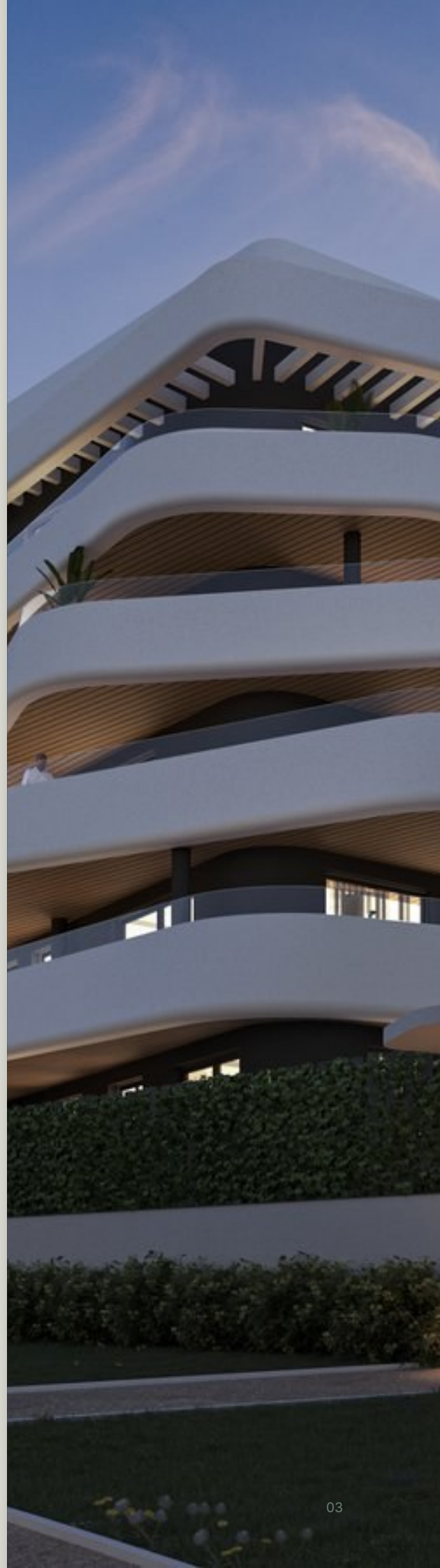
Habitat Alborán Bora consists of four buildings in a quiet part of Torremolinos, overlooking the Alborán Sea. The buildings are turned towards the sea, so that every home has wide sea views and looks out over the communal gardens.

Habitat Alborán Bora

Torremolinos

Habitat Alborán Bora consists of four buildings in a quiet part of Torremolinos, overlooking the Alborán Sea. The buildings are turned towards the sea, so that every home has wide sea views and looks out over the communal gardens. The private grounds have spacious, green gardens and a wellness area with swimming pools and a health circuit that can be used all year round. The available homes come with a storage room and two parking spaces. Prices start at € 778.500 and in the current list of homes the range runs up to € 1.410.500. The prices shown exclude 10 per cent IVA and purchase costs. We are happy to calculate the total for you.

Property type	Apartment
Bedrooms	2
Bathrooms	2
Living area	92 m²
Completion	New build
Asking price	€778,500
Reference	1-0-A



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 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%)	€77,850
Stamp duty (AJD 1.2%)	€9,342
Notary (official fees plus VAT)	€941
Land registry (official fees plus VAT)	€489
Legal support (1% plus VAT)	€9,420
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€98,542

€877,042

TOTAL INVESTMENT

€98,542

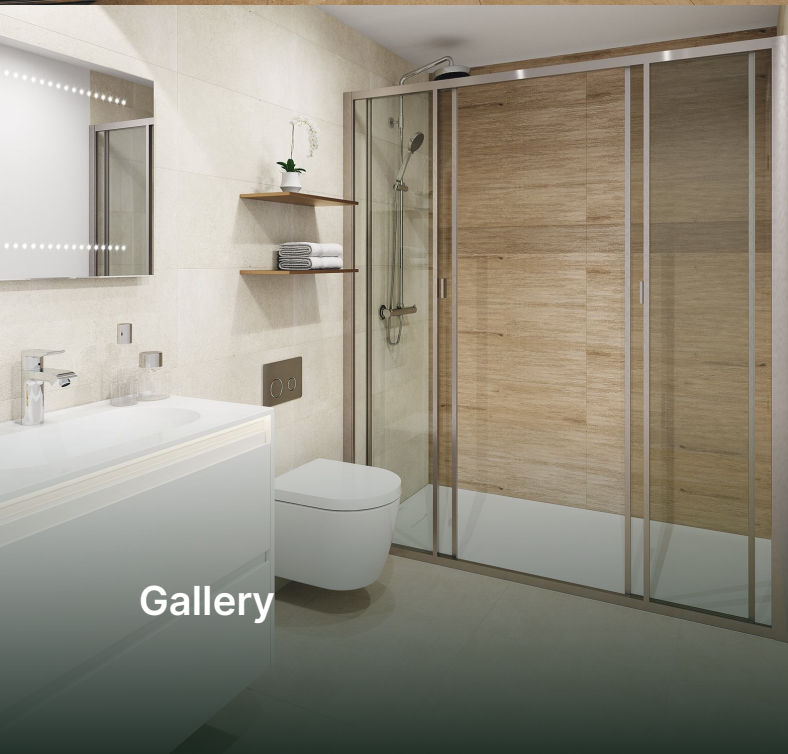
PURCHASE COSTS

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.

€778,500

asking price

2

bedrooms

92 m²

living area

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