JANSEN & BROUWER
PROPERTY CAPITAL

TOWNHOUSE

AREAbeach V

2 bedrooms, 139 m² · Ciudad Quesada

ASKING PRICE

€303,000

2
bedrooms

2
bathrooms

139 m²
living area

jbpropertycapital.com

Townhouse in Ciudad Quesada. Spain.

AREAbeach V is an exclusive residential complex located in Ciudad Quesada (Rojales), comprising modern townhouses with 3 bedrooms and 2 bathrooms. The complex is designed to offer maximum comfort and quality of life, in a well-established and sought-after neighbourhood.

01 · THE PROPERTY

AREAbeach V

Ciudad Quesada

AREAbeach V is an exclusive residential complex located in Ciudad Quesada (Rojales), comprising modern townhouses with 3 bedrooms and 2 bathrooms. The complex is designed to offer maximum comfort and quality of life, in a well-established and sought-after neighbourhood. It also enjoys a strategic location combining proximity to beaches, golf courses, shopping centres and a variety of leisure activities, making it an ideal destination for those seeking tranquility and quality of life. The homes are designed with high-quality finishes that guarantee comfort and durability. Each home offers bright, well-distributed spaces, with modern terraces and solariums to make the most of natural light.

Property type	**Townhouse**
Bedrooms	**2**
Bathrooms	**2**
Living area	**139 m²**
Completion	**New build**
Asking price	**€303,000**
Reference	**JB-52587**

AREAbeach V

The interiors are also designed to provide a comfortable and exclusive living experience. The complex features excellent communal areas, including shared pools that are perfect for enjoying moments of relaxation and recreation with family. The solariums and terraces are designed to take advantage of the good weather and natural light, creating a comfortable and exclusive environment for residents. Ciudad Quesada, located in the municipality of Rojales, is one of the most prestigious urbanisations on the Costa Blanca. Designed as an exclusive residential community, it offers a peaceful and safe environment with all necessary services just a few minutes away. The area stands out for its proximity to the beaches of Guardamar del Segura and Torrevieja, as well as the prestigious La Marquesa golf course, ideal for sports lovers and outdoor enthusiasts. Ciudad Quesada has a wide range of restaurants, shops and recreational facilities, making it a perfect location for both permanent homes and holiday properties. Thanks to its sunny year-round climate and excellent infrastructure, Ciudad Quesada is one of the best options for those seeking quality of life on the Costa Blanca.

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 · FEATURES

What this property offers

- Natural bright light
- Panoramic
- Kettle
- Security door
- Video intercom
- Air conditioning
- Parking
- Walk-in closets
- Built-in wardrobes
- Electric curtains
- Outdoor lighting

04 · 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

05 · 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.

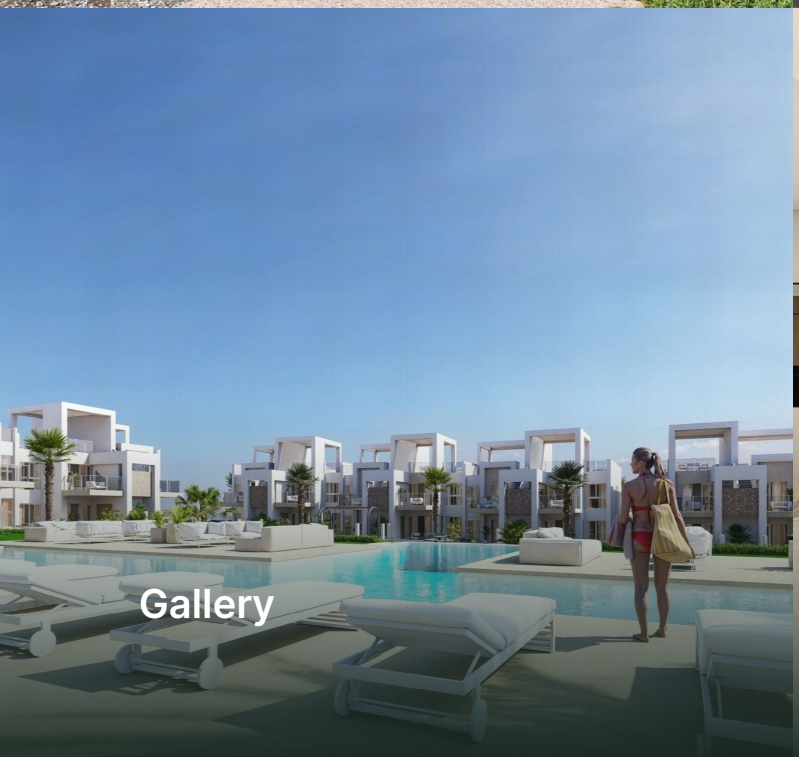
VAT (IVA 10%)	**€30,300**
Stamp duty (AJD 1.2%)	**€3,636**
Notary (official fees plus VAT)	**€696**
Land registry (official fees plus VAT)	**€338**
Legal support (1% plus VAT)	**€3,666**
Administrative agency (gestoría) and other costs (estimate)	**€500**
Total purchase costs	**€39,136**

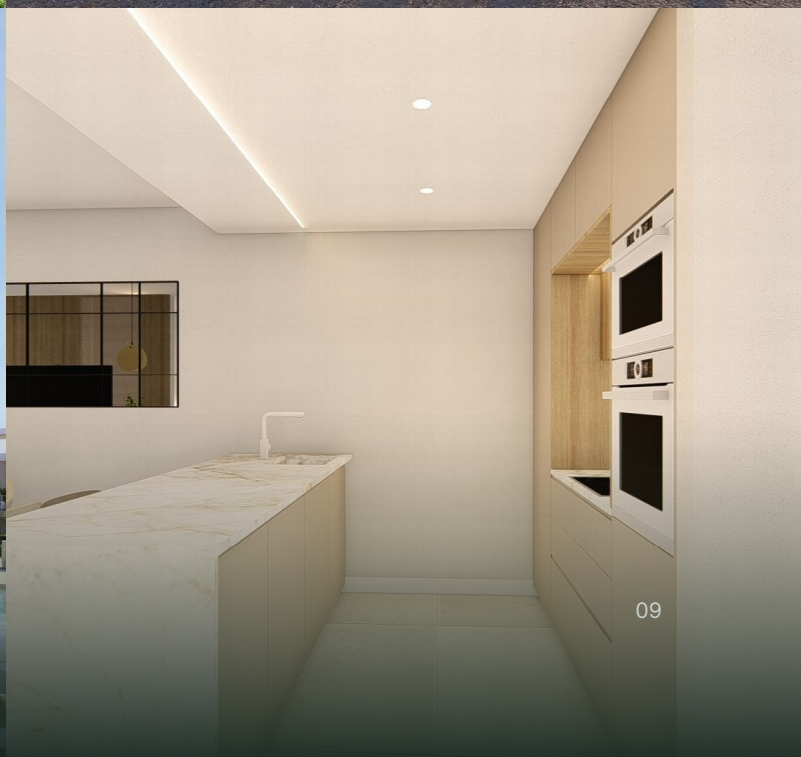
€342,136
TOTAL INVESTMENT

€39,136
PURCHASE COSTS

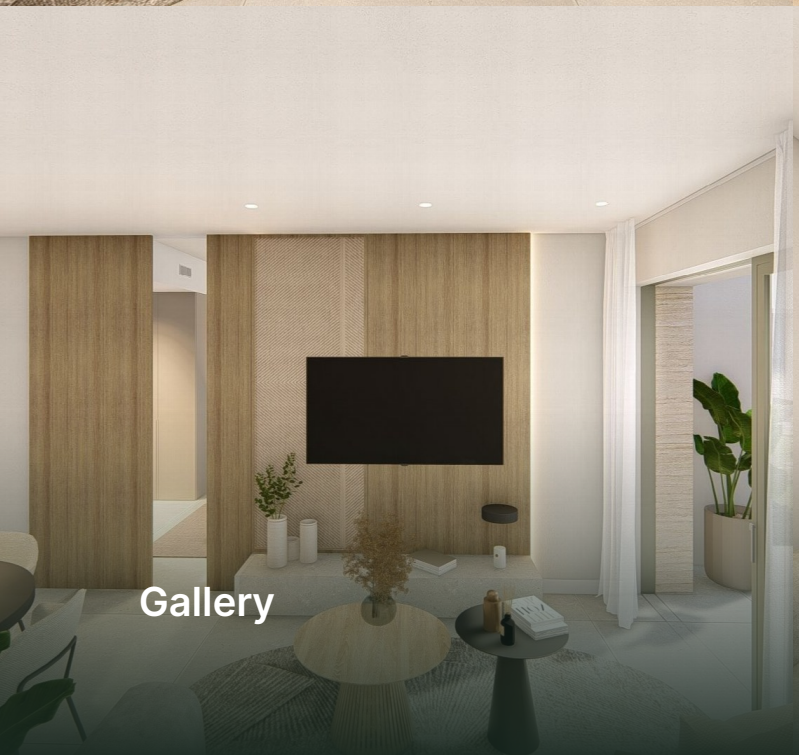
12.9%
OF THE PURCHASE PRICE

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



Gallery

Gallery

06 · 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.

€303,000
asking price

2
bedrooms

139 m²
living area

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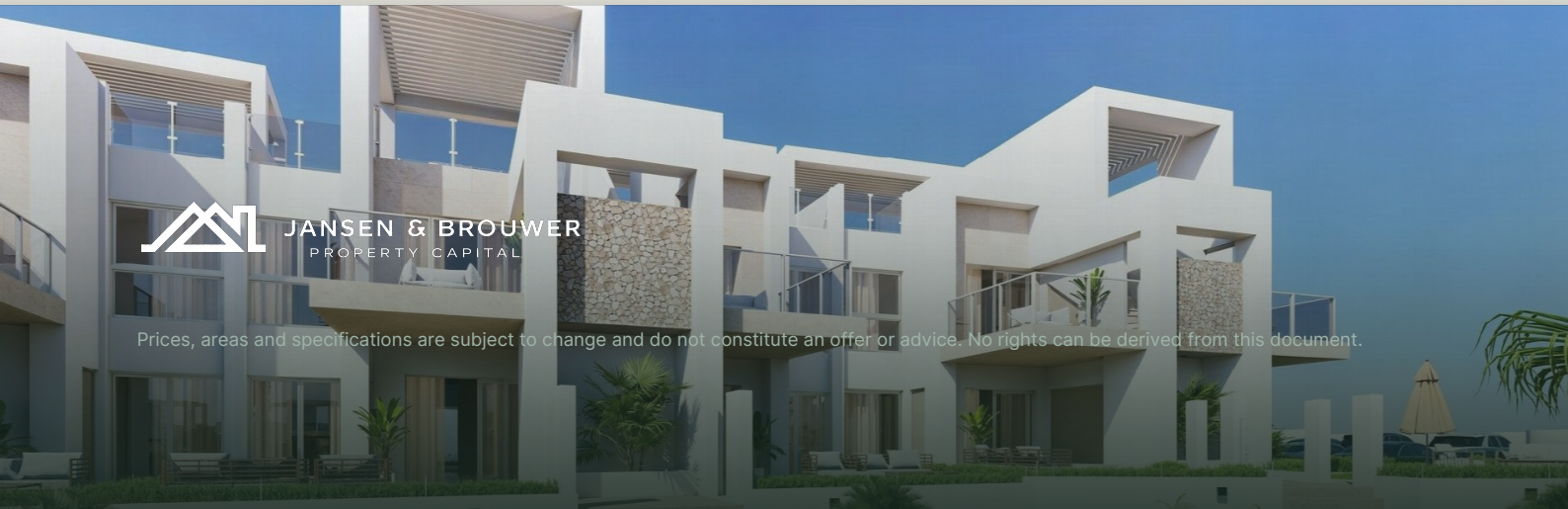

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