



JANSEN & BROUWER  
PROPERTY CAPITAL

VILLA

# Villa in La Manga del Mar Menor

3 bedrooms, 465 m<sup>2</sup> · La Manga del Mar Menor

ASKING PRICE

€780,000

3

bedrooms

2

bathrooms

465 m<sup>2</sup>

living area



## Villa in La Manga del Mar Menor. Spain.

Luxury home located on the La Manga peninsula, between the Mar Menor and the Mediterranean Sea. It enjoys one of the most privileged views in the area and lies just a few metres from the beach.

## Villa in La Manga del Mar Menor

La Manga del Mar Menor

Luxury home located on the La Manga peninsula, between the Mar Menor and the Mediterranean Sea. It enjoys one of the most privileged views in the area and lies just a few metres from the beach. It has a built area of 465.32 m<sup>2</sup> and a plot of 1,361 m<sup>2</sup>. It features a large, easy-to-maintain garden, a private swimming pool, its own jetty providing access to the sea via a system of wide canals, and a solarium with panoramic views over the Mar Menor. It also has large verandas at the front and rear, plus a 72 m<sup>2</sup> veranda overlooking the Mediterranean. Spacious living room with fireplace, a generous hardwood kitchen, a large pantry, a laundry room, three large bedrooms with built-in wardrobes and two bathrooms.

|               |                          |
|---------------|--------------------------|
| Property type | <b>Villa</b>             |
| Bedrooms      | <b>3</b>                 |
| Bathrooms     | <b>2</b>                 |
| Living area   | <b>465 m<sup>2</sup></b> |
| Completion    | <b>New build</b>         |
| Asking price  | <b>€780,000</b>          |
| Reference     | <b>JB-52616</b>          |



## Villa in La Manga del Mar Menor

The exterior is fitted with double glazing and double locking, and the construction and finishes are of high quality. Entremares is located in the Veneziola Golf urbanisation, which features a golf course, marina and direct connection to the natural islets. The urbanisation has 24-hour security and a maintenance service. La Manga del Mar Menor, located in the Murcia region, is a spectacular 22-kilometre strip of land separating the Mar Menor from the Mediterranean. This unique enclave is known for its warm, calm waters, making it the perfect destination for lovers of water sports such as windsurfing, kitesurfing and sailing. The area offers a wide range of homes, from modern apartments to luxury villas, all with sea views. In addition, the proximity to golf courses, quality restaurants and shopping centres makes La Manga del Mar Menor an ideal place for both permanent living and a paradise holiday. With year-round sunny climate and therapeutic waters, La Manga del Mar Menor is one of the most sought-after destinations on the Costa Cálida, ideal for those seeking a combination of nature, comfort and relaxation.



# 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

- Child-friendly
- Near airport
- Near golf
- Countryside
- Near school
- Near hospital
- Residential area
- Near restaurants
- Near sports complex
- Near the sea
- Near train station
- Near shops
- Sea view
- Panoramic
- Good
- Laundry room



#### 04 · THE AREA

## What you will find around Costa Cálida

The Costa Cálida is the coast of Murcia, with the Mar Menor as its distinguishing feature: an inland sea of one hundred and seventy square kilometres, shallow and warm, separated from the Mediterranean by a narrow spit. The area is quieter and more affordable than the coasts to the north.

### Mar Menor

inland sea of 170 square kilometres

### La Manga

spit with sea on both sides

### Golf

La Manga Club and the Los Alcázares courses

### Cabo de Palos

diving site and fishing harbour

### Murcia

Corvera airport thirty minutes away

### Cartagena

Roman theatre and port city nearby

## What the purchase costs beyond the price

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

|                                                             |          |
|-------------------------------------------------------------|----------|
| VAT (IVA 10%)                                               | €78,000  |
| Stamp duty (AJD 1.5%)                                       | €11,700  |
| Notary (official fees plus VAT)                             | €941     |
| Land registry (official fees plus VAT)                      | €489     |
| Legal support (1% plus VAT)                                 | €9,438   |
| Administrative agency (gestoría) and other costs (estimate) | €500     |
| Total purchase costs                                        | €101,068 |

**€881,068**

TOTAL INVESTMENT

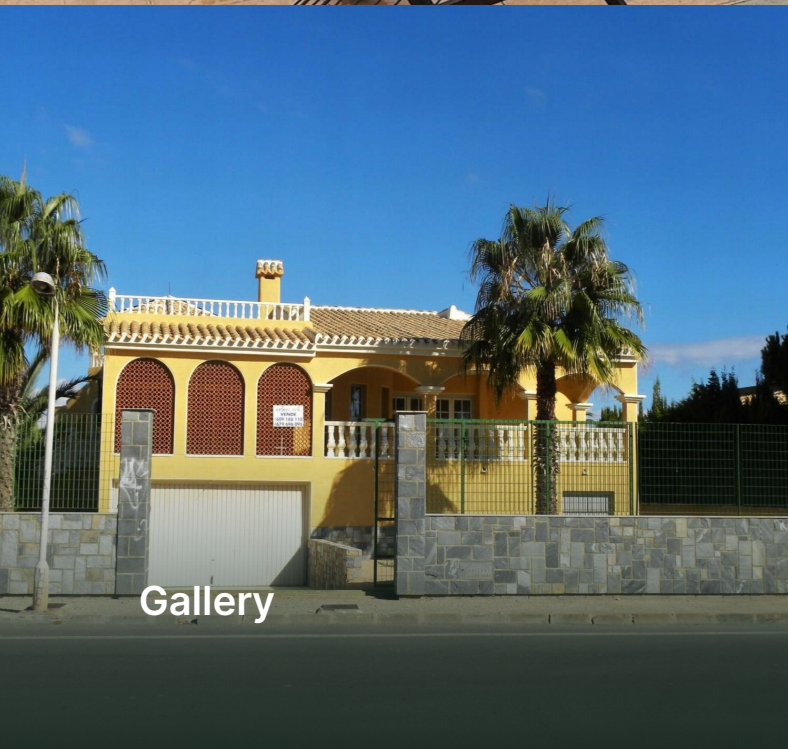
**€101,068**

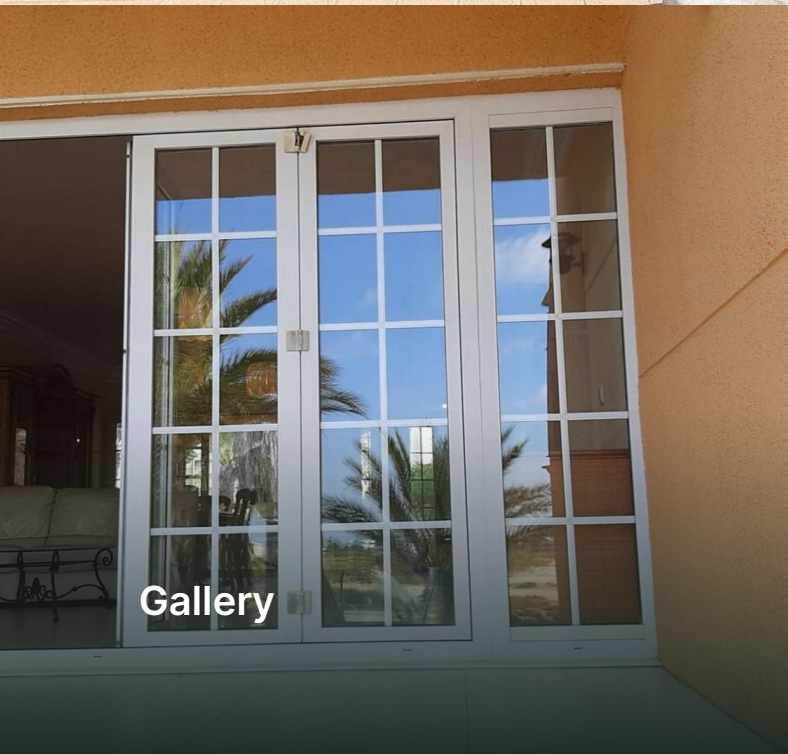
PURCHASE COSTS

**13%**

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.

**€780,000**

asking price

**3**

bedrooms

**465 m<sup>2</sup>**

living area

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