JANSEN & BROUWER
PROPERTY CAPITAL

TOWNHOUSE

Townhouse in San Pedro del Pinatar

3 bedrooms, 113 m² · San Pedro del Pinatar

ASKING PRICE

€439,000

3
bedrooms

3
bathrooms

113 m²
living area

jbpropertycapital.com

Townhouse in San Pedro del Pinatar. Spain.

This modern townhouse is located in San Pedro del Pinatar, in the heart of the Costa Cálida. The project is designed with attention to quality of life, comfort and modern finishes, offering an ideal balance between tranquility, leisure and proximity to all amenities.

01 · THE PROPERTY

Townhouse in San Pedro del Pinatar

San Pedro del Pinatar

This modern townhouse is located in San Pedro del Pinatar, in the heart of the Costa Cálida. The project is designed with attention to quality of life, comfort and modern finishes, offering an ideal balance between tranquility, leisure and proximity to all amenities. The townhouse features 3 bedrooms, 3 bathrooms and a living area ranging from 113 to 160 m². The property is equipped with high-quality finishes, an open kitchen and large windows that ensure optimal natural light. The location combines proximity to beaches, golf courses and shopping centres with a quiet and secure living environment. An excellent choice as a permanent residence, holiday home or investment on the Spanish Mediterranean coast. For complete specifications, floor plans and available units, please refer to the downloadable brochure or contact us for a no-obligation consultation.

Property type	**Townhouse**
Bedrooms	**3**
Bathrooms	**3**
Living area	**113 m²**
Completion	**New build**
Asking price	**€439,000**
Reference	**JB-52608**

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
- 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
- Storage room
- Laundry room
- Sewage treatment plant

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

05 · PURCHASE COSTS

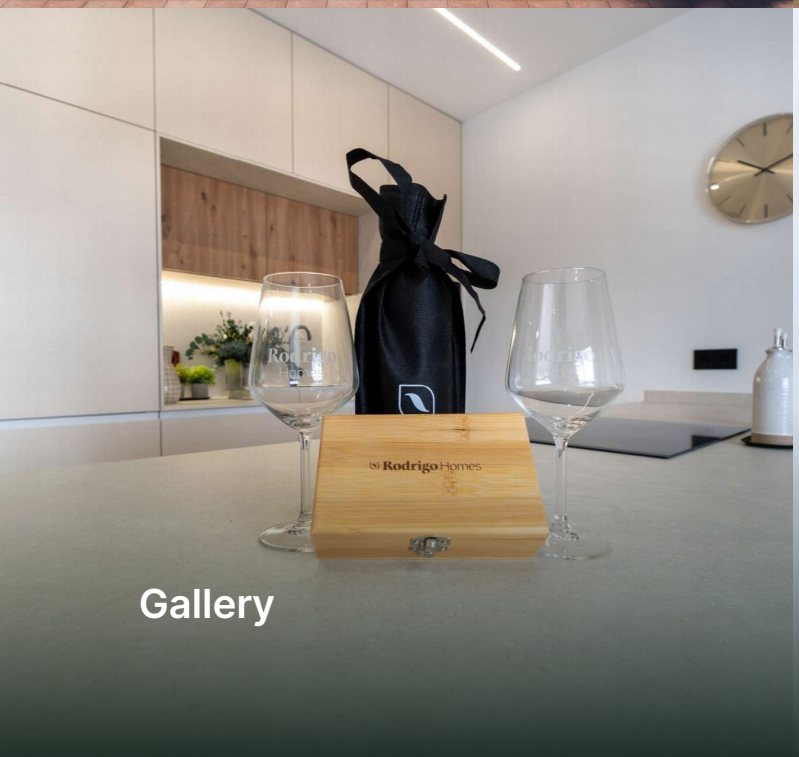
What the purchase costs beyond the price

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.

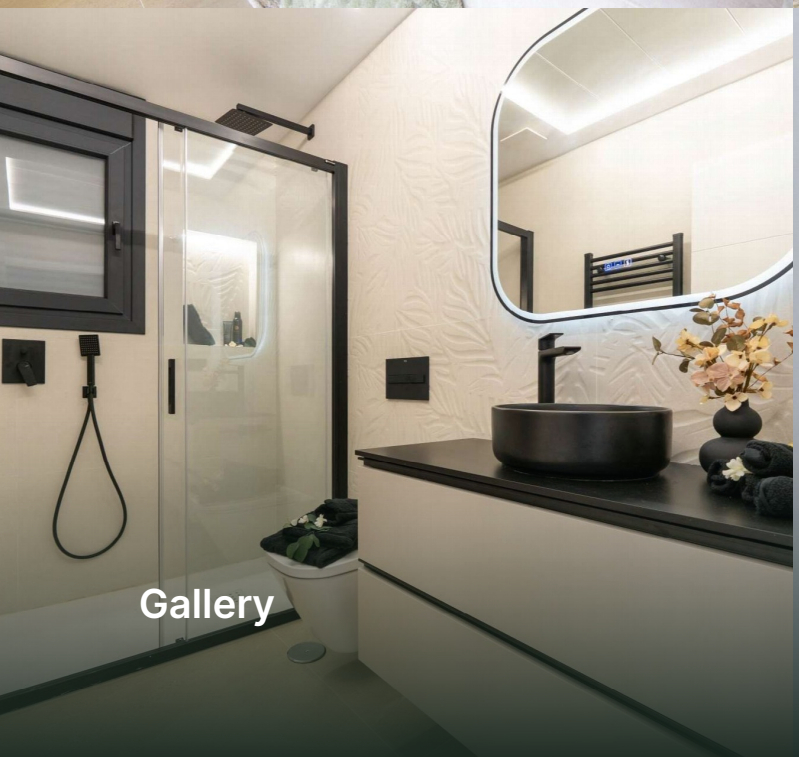
VAT (IVA 10%)	**€43,900**
Stamp duty (AJD 1.5%)	**€6,585**
Notary (official fees plus VAT)	**€778**
Land registry (official fees plus VAT)	**€387**
Legal support (1% plus VAT)	**€5,312**
Administrative agency (gestoría) and other costs (estimate)	**€500**
Total purchase costs	**€57,462**

€496,462	€57,462	13.1%
TOTAL INVESTMENT	PURCHASE COSTS	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.

€439,000
asking price

3
bedrooms

113 m²
living area

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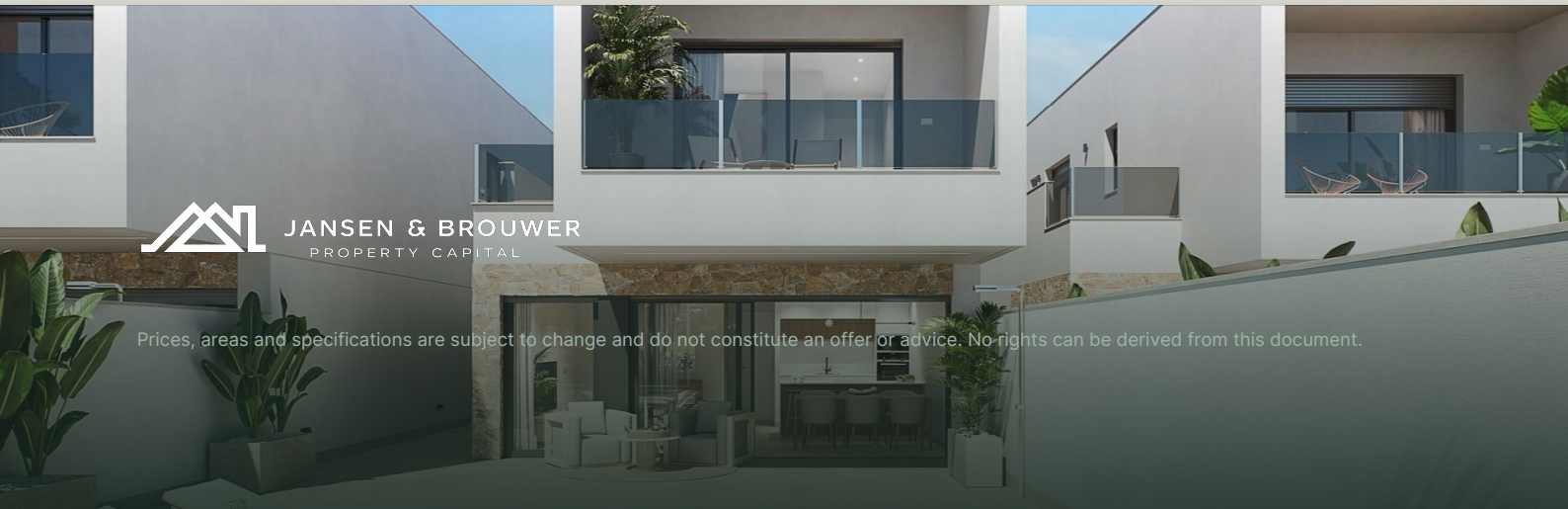

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