



JANSEN & BROUWER  
PROPERTY CAPITAL

APARTMENT

# Idilia Aire

1 bedrooms · Rincón de la Victoria

ASKING PRICE

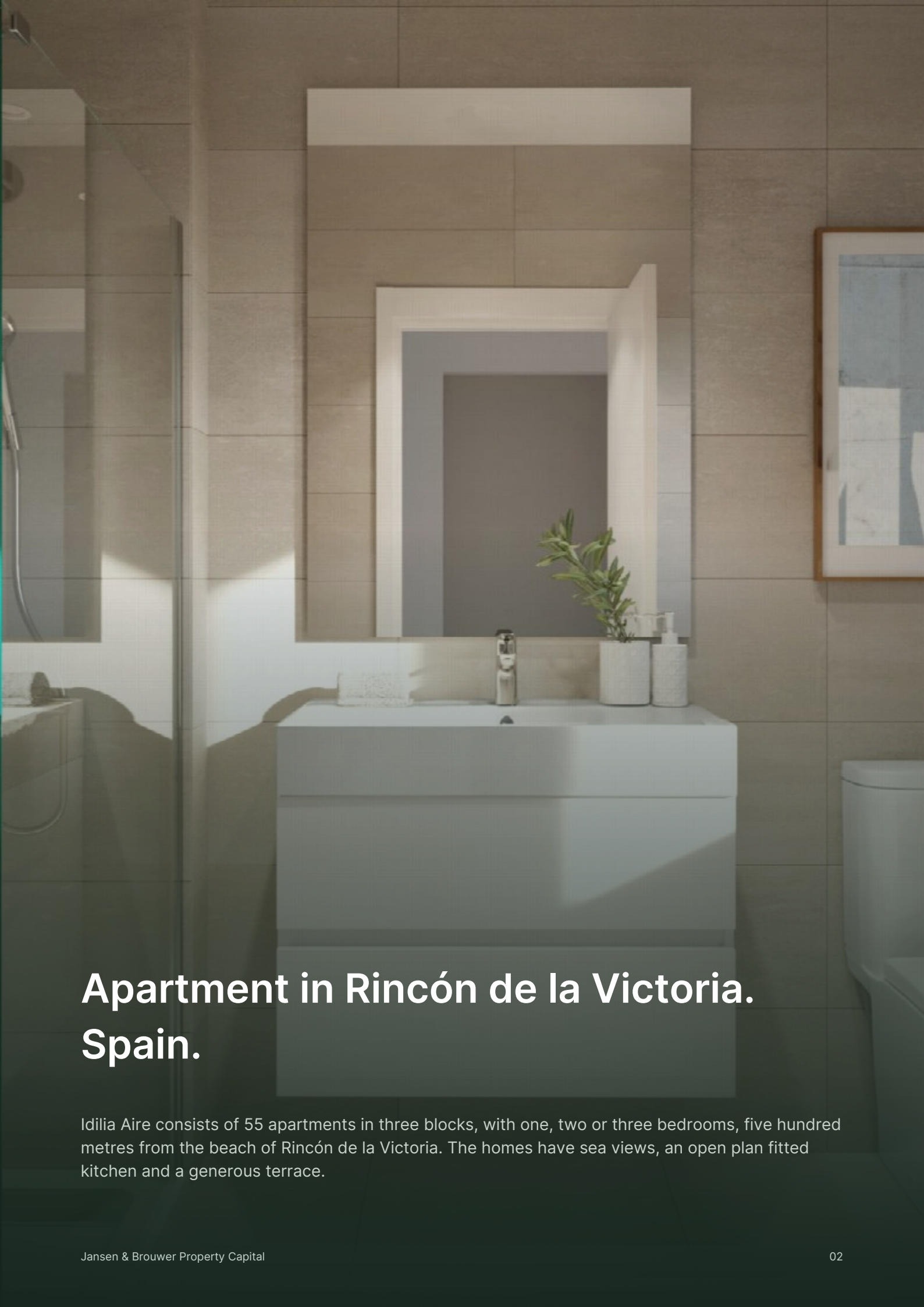
## €355,000

1

bedrooms

2

bathrooms



## Apartment in Rincón de la Victoria. Spain.

Idilia Aire consists of 55 apartments in three blocks, with one, two or three bedrooms, five hundred metres from the beach of Rincón de la Victoria. The homes have sea views, an open plan fitted kitchen and a generous terrace.

# Idilia Aire

Rincón de la Victoria

Idilia Aire consists of 55 apartments in three blocks, with one, two or three bedrooms, five hundred metres from the beach of Rincón de la Victoria. The homes have sea views, an open plan fitted kitchen and a generous terrace. The development includes a communal pool, a sports room, a garage and a storage room. The A7 and the AP-7 are a few minutes away, and central Málaga and the airport are quickly reached. Completion is scheduled for the second quarter of 2028 and prices start at € 355.000. The price shown is the developer's starting price, excluding 10 per cent IVA and purchase costs. We are happy to calculate the total for you.

|               |           |
|---------------|-----------|
| Property type | Apartment |
| Bedrooms      | 1         |
| Bathrooms     | 2         |
| Completion    | New build |
| Asking price  | €355,000  |



# 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 Rincón de la Victoria

Rincón de la Victoria lies directly east of Málaga. The municipality has three coastal districts, from La Cala del Moral to Torre de Benagalbón, and the village of Benagalbón inland. A walking and cycling path follows the old railway to Vélez-Málaga along the coast, through the El Cantal tunnels opened in 1908.

### Cueva del Tesoro

cave of marine origin with prehistoric rock art

### Vía Verde

8 km coastal path through three railway tunnels

### Añoreta Golf

18 holes, par 72, ten minutes away

### 10 to 15 min

to the beach at Torre de Benagalbón

### 25 to 35 min

to the centre of Málaga

### 35 to 40 min

to Málaga airport

## 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%)                                               | €35,500 |
| Stamp duty (AJD 1.2%)                                       | €4,260  |
| Notary (official fees plus VAT)                             | €727    |
| Land registry (official fees plus VAT)                      | €357    |
| Legal support (1% plus VAT)                                 | €4,296  |
| Administrative agency (gestoría) and other costs (estimate) | €500    |
| Total purchase costs                                        | €45,640 |

**€400,640**

TOTAL INVESTMENT

**€45,640**

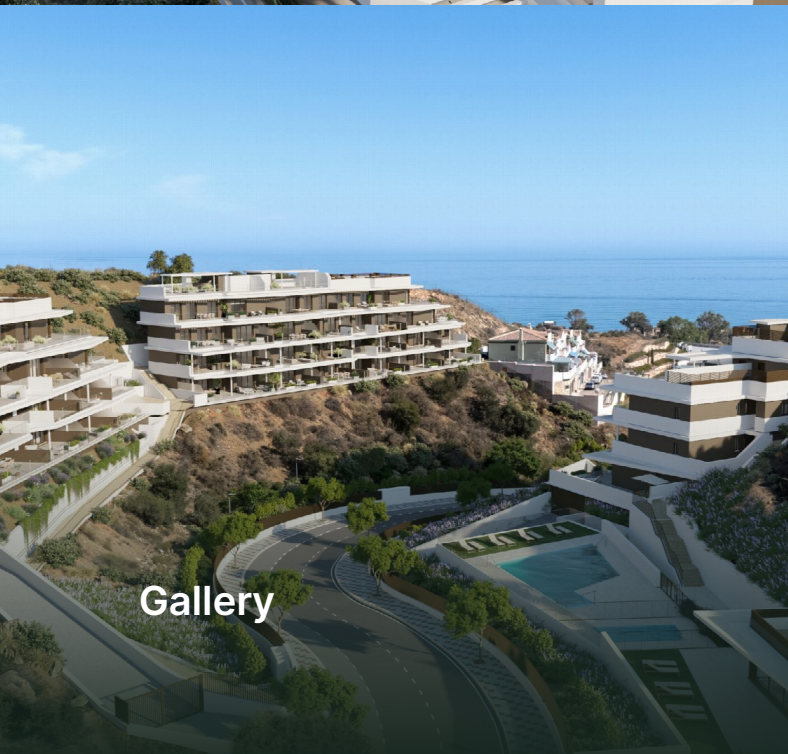
PURCHASE COSTS

**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



## 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.

**€355,000**

asking price

**1**

bedrooms

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