



JANSEN & BROUWER
PROPERTY CAPITAL

APARTMENT

Idilia Terram

2 bedrooms · Rincón de la Victoria

ASKING PRICE

€494,000

2

bedrooms

2

bathrooms



Apartment in Rincón de la Victoria. Spain.

Idilia Terram consists of 22 homes with two or three bedrooms in two blocks, facing south east and surrounded by nature, with sea views in Rincón de la Victoria. Every home comes with a parking space and a storage room, and the kitchen is delivered with appliances.

Idilia Terram

Rincón de la Victoria

Idilia Terram consists of 22 homes with two or three bedrooms in two blocks, facing south east and surrounded by nature, with sea views in Rincón de la Victoria. Every home comes with a parking space and a storage room, and the kitchen is delivered with appliances. The communal area has a pool with a viewpoint set in the greenery. Completion was scheduled for the second quarter of 2026; we will confirm the current position with the developer. Prices start at € 494.000. 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	2
Bathrooms	2
Completion	New build
Asking price	€494,000



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%)	€49,400
Stamp duty (AJD 1.2%)	€5,928
Notary (official fees plus VAT)	€812
Land registry (official fees plus VAT)	€407
Legal support (1% plus VAT)	€5,977
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€63,024

€557,024

TOTAL INVESTMENT

€63,024

PURCHASE COSTS

12.8%

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



07



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.

€494,000

asking price

2

bedrooms

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