



JANSEN & BROUWER
PROPERTY CAPITAL

VILLA

KALA Residences

3 bedrooms, 171 m² · Fuengirola

ASKING PRICE

€995,000

3

bedrooms

3

bathrooms

171 m²

living area



Villa in Fuengirola. Spain.

KALA comprises 52 semi detached villas with three bedrooms in El Higuero, the sought after strip between Málaga and Marbella.

KALA Residences

Fuengirola

KALA comprises 52 semi detached villas with three bedrooms in El Higuerón, the sought after strip between Málaga and Marbella. The living room opens onto a generous terrace and a private garden, the kitchen is open plan and fully fitted, and every home has a multipurpose room and its own basement with storage. The development is laid out for calm and privacy, with plenty of greenery between the homes. The beach is a few minutes away by car, the train and the A7 are close by, and Málaga airport is quickly reached. The homes carry energy label A. Completion is scheduled for the fourth quarter of 2028 and prices start at € 995.000. We guide you from the first viewing to the handover of the keys. In the developer's current price list the range runs up to € 1.575.000. 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	Villa
Bedrooms	3
Bathrooms	3
Living area	171 m²
Completion	New build
Asking price	€995,000
Reference	KA-3



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 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

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%)	€99,500
Stamp duty (AJD 1.2%)	€11,940
Notary (official fees plus VAT)	€1,019
Land registry (official fees plus VAT)	€541
Legal support (1% plus VAT)	€12,040
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€125,540

€1,120,540

TOTAL INVESTMENT

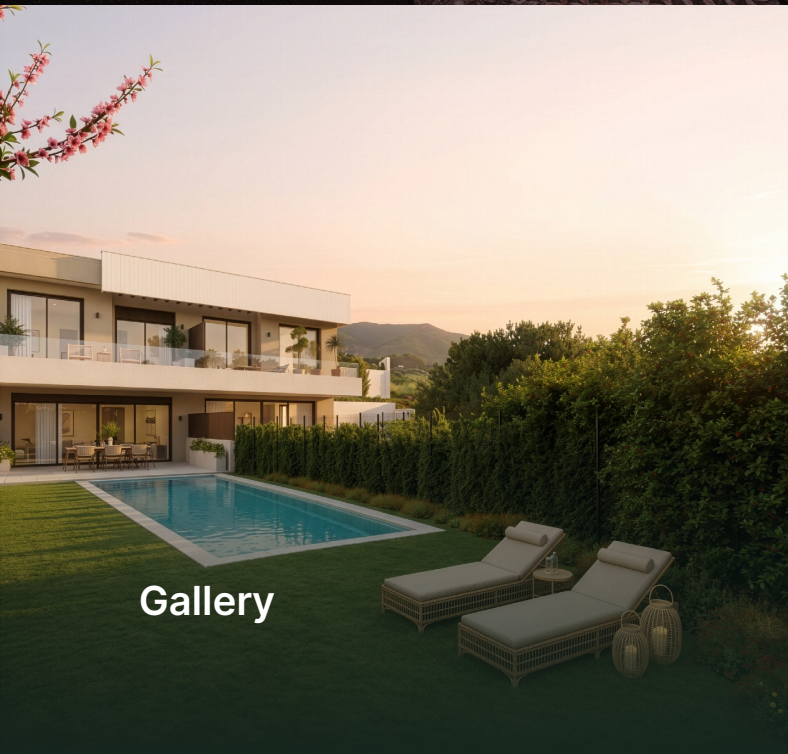
€125,540

PURCHASE COSTS

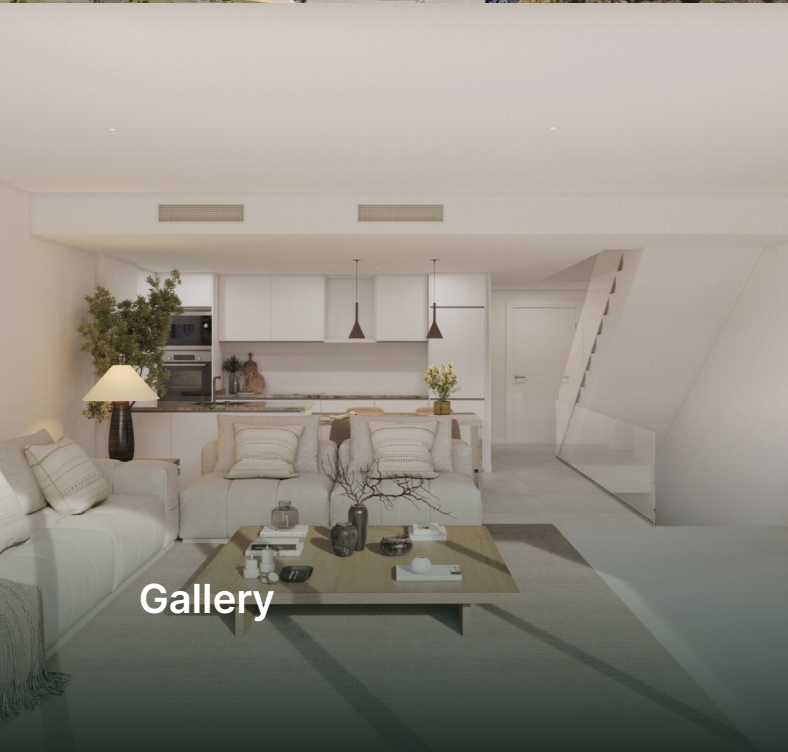
12.6%

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.

€995,000

asking price

3

bedrooms

171 m²

living area

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