JANSEN & BROUWER
PROPERTY CAPITAL

VILLA

# KALA Residences

3 bedrooms, 182 m² · Fuengirola

ASKING PRICE

## €1,200,000

**3**
bedrooms

**3**
bathrooms

**182 m²**
living area

jbpropertycapital.com

# Villa in Fuengirola. Spain.

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

01 · THE PROPERTY

# 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. Home KA-9 has 3 bedrooms, 3 bathrooms and 182 sqm of built area. This home is priced at € 1.200.000 excluding 10 per cent IVA, or € 1.320.000 including IVA. Purchase costs come on top; we are happy to calculate the total for you.

| | |
|---|---|
| Property type | **Villa** |
| Bedrooms | **3** |
| Bathrooms | **3** |
| Living area | **182 m²** |
| Completion | **New build** |
| Asking price | **€1,200,000** |
| Reference | **KA-9** |

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 · 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

04 · PURCHASE COSTS

# 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%) | **€120,000** |
| Stamp duty (AJD 1.2%) | **€14,400** |
| Notary (official fees plus VAT) | **€1,094** |
| Land registry (official fees plus VAT) | **€591** |
| Legal support (1% plus VAT) | **€14,520** |
| Administrative agency (gestoría) and other costs (estimate) | **€500** |
| Total purchase costs | **€151,105** |

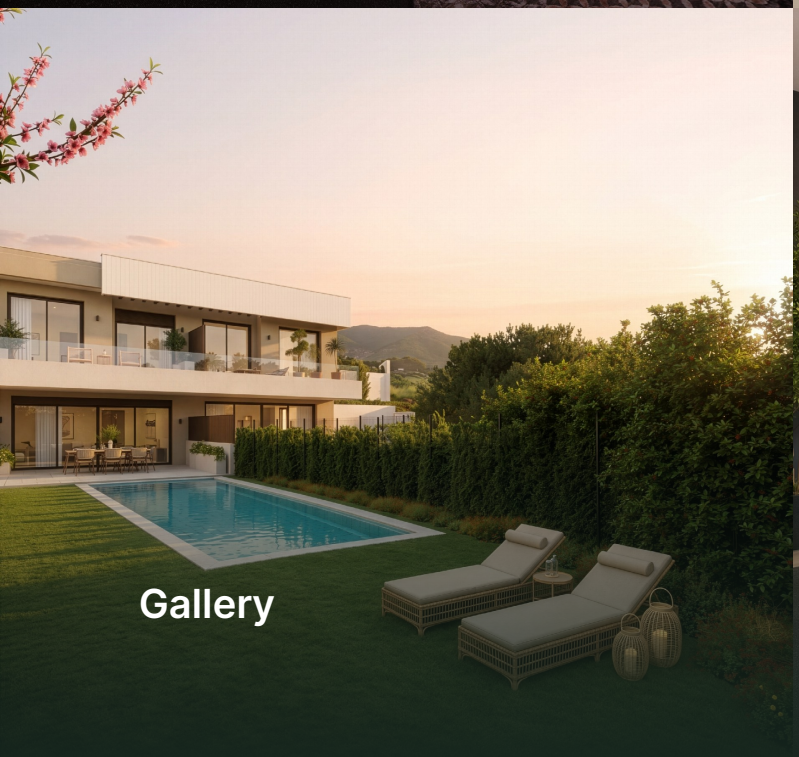
**€1,351,105**
TOTAL INVESTMENT

**€151,105**
PURCHASE COSTS

**12.6%**
OF THE PURCHASE PRICE

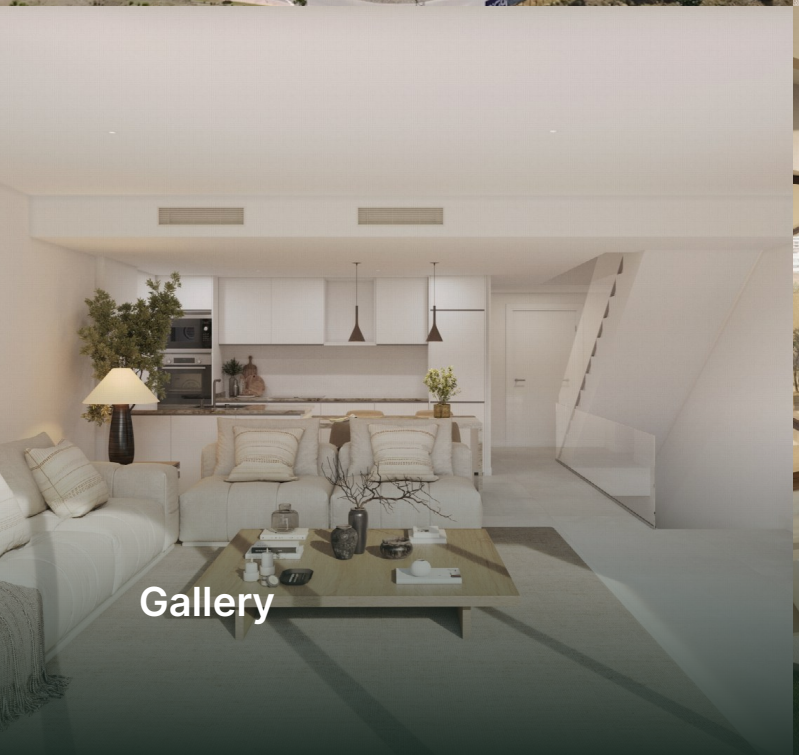
Example calculation at the stated asking price, without a mortgage. Tax rates as of September 2026. Notary and land registry follow the official fee scale (arancel) plus VAT; legal support and other costs are estimates. Reduced rates for a first or main home are not included, and the Spanish tax authority may apply its own reference value. No rights can be derived from this calculation.

CAPTAIN
MARVEL



# Gallery

DISCIPLINE
BUILDS FREEDOM
FOCUS
ON PROGRESS



# Gallery

05 · 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.

**€1,200,000**
asking price

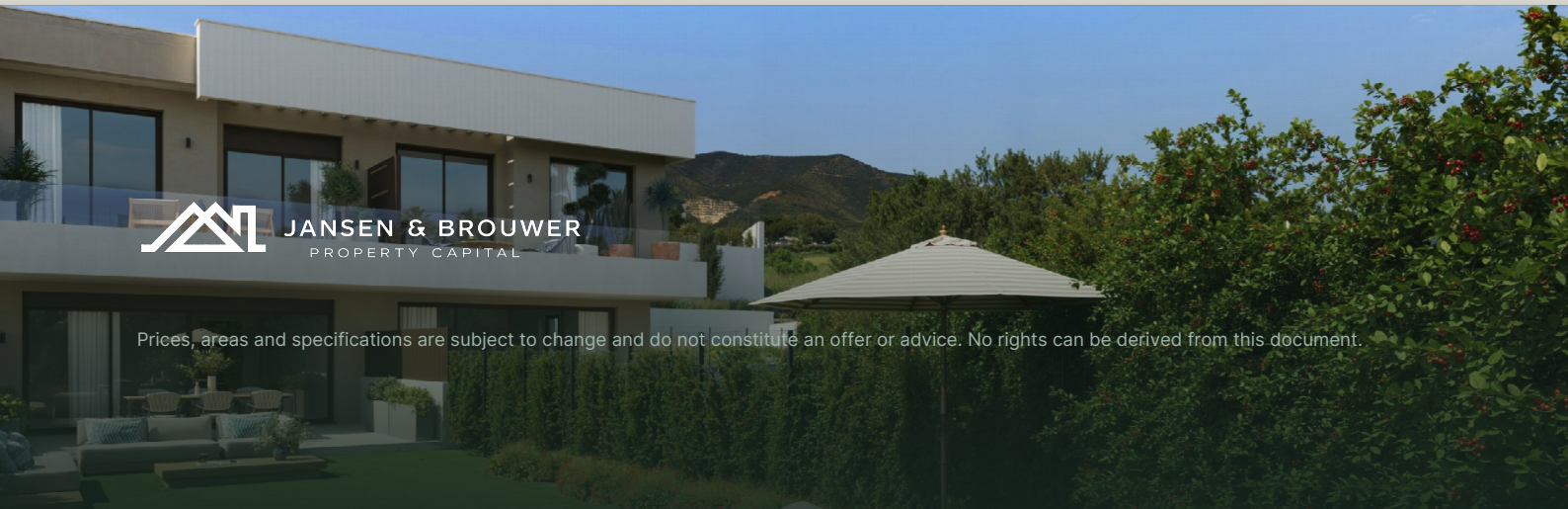
**3**
bedrooms

**182 m²**
living area


**Jordy Brouwer**
Property & deals
+31 6 40043122

**Sven Jansen**
Investments & advice
+31 6 40258095

info@jbpropertycapital.com · jbpropertycapital.com

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