



JANSEN & BROUWER
PROPERTY CAPITAL

VILLA

La Merced

3 bedrooms, 273 m² · Calpe

ASKING PRICE

€1,099,000

3

bedrooms

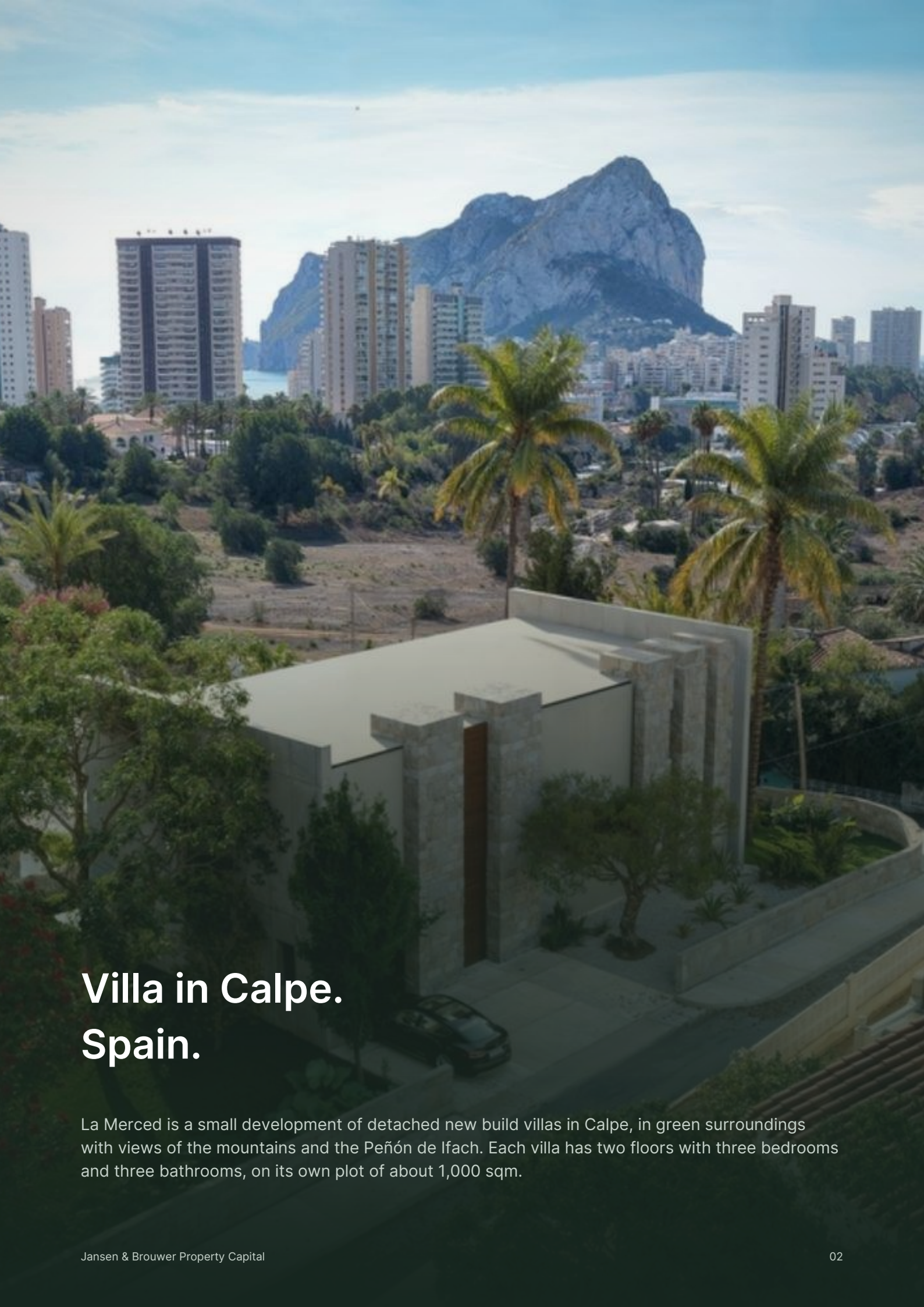
3

bathrooms

273 m²

living area

jbpropertycapital.com

An aerial photograph of a modern, two-story villa with a flat roof and a prominent vertical wooden slat on its facade. The villa is surrounded by lush greenery, including palm trees and other tropical plants. In the background, a dense urban area with several high-rise apartment buildings is visible, set against a backdrop of a large, rugged mountain under a clear blue sky.

Villa in Calpe. Spain.

La Merced is a small development of detached new build villas in Calpe, in green surroundings with views of the mountains and the Peñón de Ifach. Each villa has two floors with three bedrooms and three bathrooms, on its own plot of about 1,000 sqm.

La Merced

Calpe

La Merced is a small development of detached new build villas in Calpe, in green surroundings with views of the mountains and the Peñón de Ifach. Each villa has two floors with three bedrooms and three bathrooms, on its own plot of about 1,000 sqm. The villas are bright and spacious, with a fully fitted kitchen that opens onto the living area and a contemporary finish. Outside there is a private pool, sunny terraces and a garden that can be laid out to your own taste, plus a garage. Beaches and amenities are close by. Prices start at € 1.099.000 and in the current list of homes the range runs up to € 1.199.000. The prices shown come from the current list of available homes. New builds in Spain are normally subject to 10 per cent IVA on top, plus purchase costs. We confirm for each home what the price includes and are happy to calculate the total for you.

Property type	Villa
Bedrooms	3
Bathrooms	3
Living area	273 m²
Completion	New build
Asking price	€1,099,000
Reference	13B



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 Calpe

Calpe is defined by the Peñón de Ifach, a rock of 332 metres rising straight out of the sea and protected as a natural park. Two beaches lie on either side, and between the rock and the town are the old salt pans where flamingos winter. The old fishermen's quarter with its painted houses lies inland.

Peñón de Ifach

rock of 332 metres, a protected natural park

Two beaches

Arenal-Bol and La Fossa on either side

Salt pans

with flamingos in the middle of town

Fishing harbour

daily fish auction and restaurants

Old town

painted houses of the fishermen's quarter

1 hour

to Alicante airport

What the purchase costs beyond the price

The tax rates are those of the Valencia region. Notary and land registry follow the official fee scale (arancel); legal support and the other costs are estimates.

VAT (IVA 10%)	€109,900
Stamp duty (AJD 1.4%)	€15,386
Notary (official fees plus VAT)	€1,057
Land registry (official fees plus VAT)	€566
Legal support (1% plus VAT)	€13,298
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€140,707

€1,239,707

TOTAL INVESTMENT

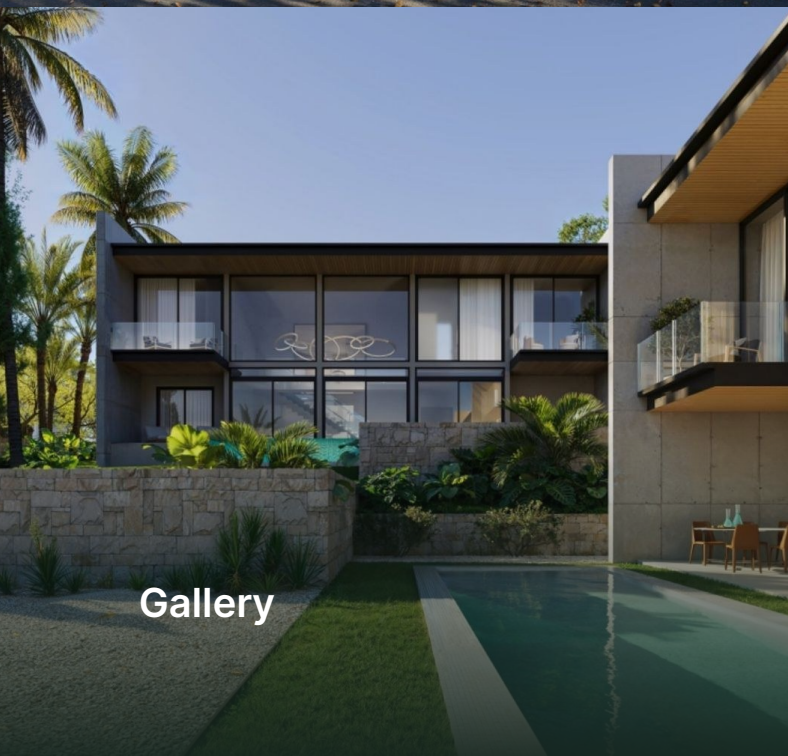
€140,707

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



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.

€1,099,000

asking price

3

bedrooms

273 m²

living area

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