



JANSEN & BROUWER  
PROPERTY CAPITAL

APARTMENT

# Landco Vélez-Málaga

2 bedrooms, 87 m<sup>2</sup> · Vélez-Málaga

ASKING PRICE

€234,000

2

bedrooms

87 m<sup>2</sup>

living area



# Apartment in Vélez-Málaga. Spain.

Landco Vélez-Málaga comprises 45 bright apartments with two and three bedrooms in Vélez-Málaga, the main town of the Axarquía, with the coast at Caleta de Vélez a short distance away. The homes are spacious and practical, and the main bedroom has its own bathroom.

# Landco Vélez-Málaga

Vélez-Málaga

Landco Vélez-Málaga comprises 45 bright apartments with two and three bedrooms in Vélez-Málaga, the main town of the Axarquía, with the coast at Caleta de Vélez a short distance away. The homes are spacious and practical, and the main bedroom has its own bathroom. Every home has a large terrace that serves as an outdoor room in summer. The kitchens are delivered fitted and equipped with the main appliances, there is full air conditioning and a heat pump provides the hot water. The development has landscaped gardens, a communal swimming pool and a children's play area, and the homes come with a parking space and a storage room. Prices start at € 234.000 and in the current list of homes the range runs up to € 272.000. 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 | <b>Apartment</b> |
| Bedrooms      | <b>2</b>         |
| Living area   | <b>87 m²</b>     |
| Completion    | <b>New build</b> |
| Asking price  | <b>€234,000</b>  |
| Reference     | <b>V6-P1 2ºB</b> |



# 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 Vélez-Málaga

Vélez-Málaga is the capital of the Axarquía and lies a few kilometres inland, 35 to 40 minutes by car from the centre of Málaga. On the castle hill of the old town stand the remains of the Fortaleza and the church of Santa María la Mayor, built on the site of the former main mosque. The municipality also includes the coastal towns of Torre del Mar and Caleta de Vélez.

### Old town

protected historic town centre since 1970

### Torre del Mar

beach and promenade, a ten-minute drive

### Caleta de Vélez

fishing port and marina, a fifteen-minute drive

### Axarquía

muscatel raisin growing, recognised by the FAO

### 25 to 30 min

to Nerja

### 40 to 50 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%)                                               | €23,400 |
| Stamp duty (AJD 1.2%)                                       | €2,808  |
| Notary (official fees plus VAT)                             | €654    |
| Land registry (official fees plus VAT)                      | €313    |
| Legal support (1% plus VAT)                                 | €2,831  |
| Administrative agency (gestoría) and other costs (estimate) | €500    |
| Total purchase costs                                        | €30,506 |

**€264,506**

TOTAL INVESTMENT

**€30,506**

PURCHASE COSTS

**13%**

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.

**€234,000**

asking price

**2**

bedrooms

**87 m<sup>2</sup>**

living area

**Jordy Brouwer**

Property & deals

**+31 6 40043122**

**Sven Jansen**

Investments & advice

**+31 6 40258095**

[info@jbpropertycapital.com](mailto:info@jbpropertycapital.com) · [jbpropertycapital.com](https://jbpropertycapital.com)



Prices, areas and specifications are subject to change and do not constitute an offer or advice. No rights can be derived from this document.

