

JANSEN & BROUWER
PROPERTY CAPITAL

APARTMENT

Livermore

3 bedrooms · Málaga

ASKING PRICE

€2,250,000

3
bedrooms

3
bathrooms

jbpropertycapital.com



Apartment in Málaga. Spain.

Livermore is a small development of twelve homes with three bedrooms on an elevated site in eastern Málaga, between the sea and the pine woods. The building permit has been granted and construction began in November 2025.

01 · THE PROPERTY

Livermore

Málaga

Livermore is a small development of twelve homes with three bedrooms on an elevated site in eastern Málaga, between the sea and the pine woods. The building permit has been granted and construction began in November 2025. The architecture is deliberately quiet and follows the landscape rather than dominating it. Inside, natural stone, wood and metal come together in generous rooms where light and volume do the work. Completion is scheduled for the fourth quarter of 2027 and prices start at € 2.250.000. 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	**3**
Bathrooms	**3**
Completion	**New build**
Asking price	**€2,250,000**





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 Málaga

Málaga is the capital of the province of the same name and the city where Picasso was born. In and around the historic centre are the Alcazaba and museums such as the Museo Picasso and the Centre Pompidou. The west has the beaches of La Misericordia and Sacaba, and metro line 2 runs through this part of the city to Guadalmedina, on the edge of the centre.

Alcazaba

Moorish palace-fortress next to the old town

Museums

Picasso, Centre Pompidou and Carmen Thyssen

La Misericordia

urban beach with a promenade in the west

Metro

line 2 in the west, one change to the centre

María Zambrano

AVE to Madrid, local trains to the airport

15 to 20 min

to Málaga airport

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%)	**€225,000**
Stamp duty (AJD 1.2%)	**€27,000**
Notary (official fees plus VAT)	**€1,475**
Land registry (official fees plus VAT)	**€845**
Legal support (1% plus VAT)	**€27,225**
Administrative agency (gestoría) and other costs (estimate)	**€500**
Total purchase costs	**€282,045**

€2,532,045	€282,045	12.5%
TOTAL INVESTMENT	PURCHASE COSTS	OF THE PURCHASE PRICE

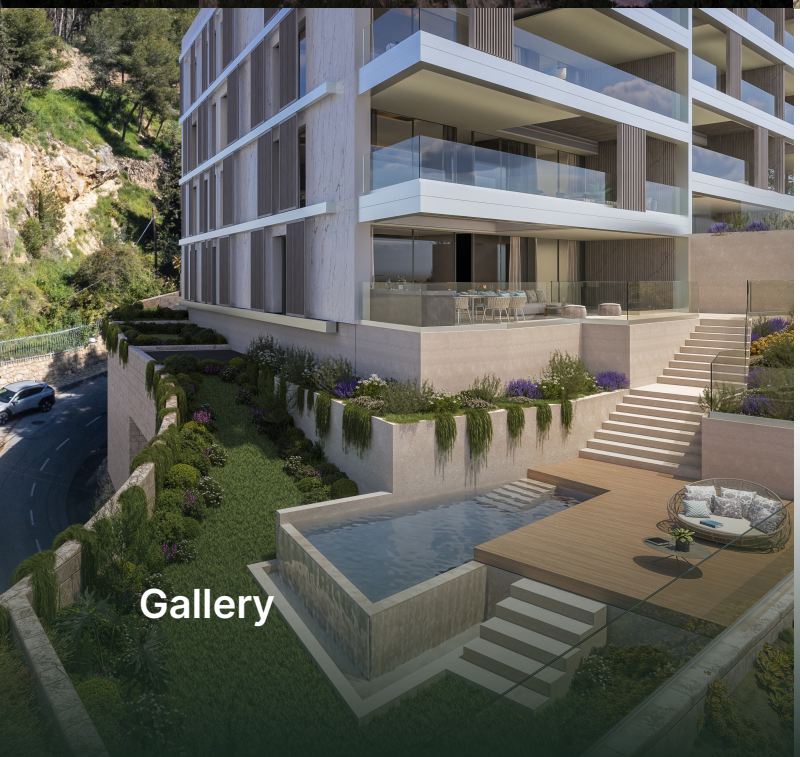
Example calculation at the stated asking price, without a mortgage. Tax rates as of September 2026. Notary and land registry follow the official fee scale (arancel) plus VAT; legal support and other costs are estimates. Reduced rates for a first or main home are not included, and the Spanish tax authority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











Gallery

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.

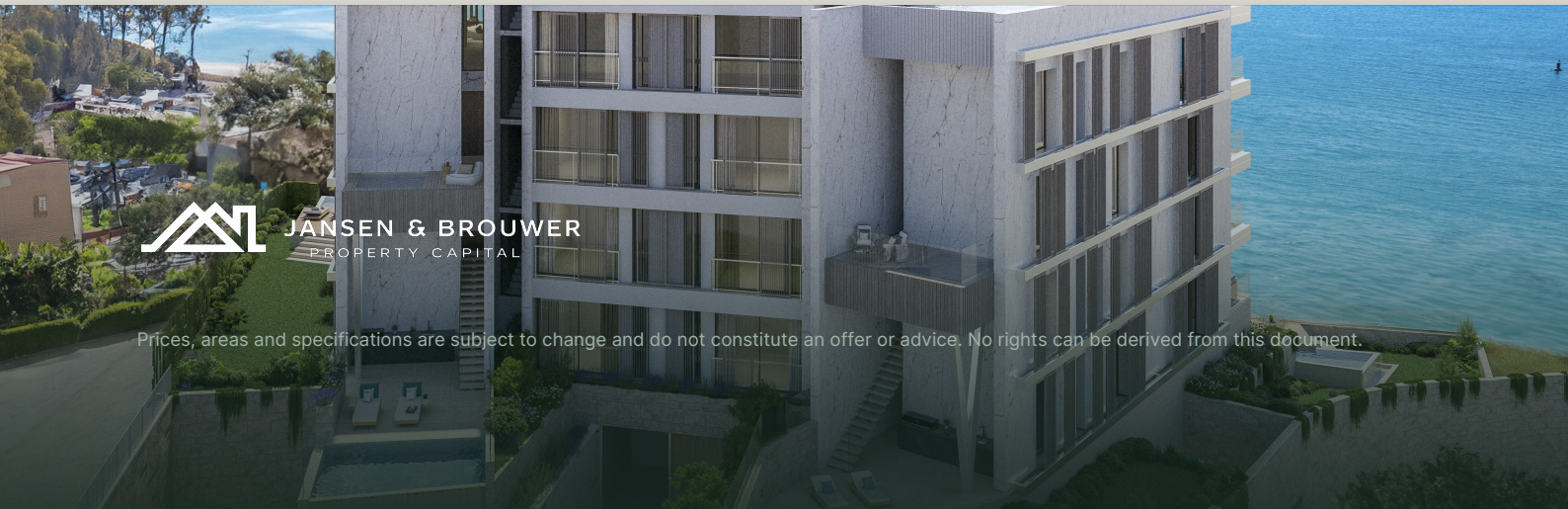
€2,250,000
asking price

3
bedrooms

Jordy Brouwer
Property & deals
+31 6 40043122

Sven Jansen
Investments & advice
+31 6 40258095

info@jbpropertycapital.com · jbpropertycapital.com



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