



JANSEN & BROUWER
PROPERTY CAPITAL

PROPERTY · COSTA BLANCA

Los Balcones Del Golf

2 bedrooms, 123 m² · La Sella, Alicante

ASKING PRICE

€495,000

2

bedrooms

2

bathrooms

123 m²

living area

2026

year built



Property in La Sella. Costa Blanca, Alicante.

Los Balcones del Golf is a new-build residential project in the heart of La Sella Golf Resort in Dénia, a peaceful, green setting on the Costa Blanca.

Los Balcones Del Golf

La Sella, Alicante

Los Balcones del Golf is a new-build residential project in the heart of La Sella Golf Resort in Dénia, a peaceful, green setting on the Costa Blanca. Due for completion in 2026, it combines modern architecture with sustainable technology and high-quality finishes, within walking distance of the golf course and close to the coast. The development offers three types: ground-floor apartments with private gardens and covered terraces, first-floor apartments with spacious terraces, an en-suite master bedroom and an outdoor kitchen, and penthouses with expansive terraces and views of the Mediterranean Sea and the golf course. All homes are designed around light, space and comfort. Prices from 495,000 to 695,000 euros, with 2 to 3 bedrooms.

Property type	Property
Bedrooms	2
Bathrooms	2
Living area	123 m²
Year built	2026
Asking price	€495,000
Reference	LS-3790



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 · FEATURES

What this property offers

- Communal pool
- Sea view
- Golf view
- Private garden
- Covered terrace
- Air conditioning
- Underfloor heating
- Fitted kitchen
- Close to golf
- Golfresort
- New build



04 · THE AREA

What you will find around La Sella

La Sella is a green golf resort between Dénia and Pedreguer, at the foot of the Montgó natural park. The course has twenty seven holes and comes with a hotel, surrounded mainly by detached homes among the trees. The beach and the centre of Dénia are a ten minute drive away.

27 holes

the La Sella golf course

Montgó

natural park directly behind the resort

10 min

to the beach and the centre of Dénia

Marriott

hotel with spa on the resort

Jalón valley

vineyards and walking routes nearby

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%)	€49,500
Stamp duty (AJD 1.4%)	€6,930
Notary (official fees plus VAT)	€812
Land registry (official fees plus VAT)	€407
Legal support (1% plus VAT)	€5,990
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€64,139

€559,139

TOTAL INVESTMENT

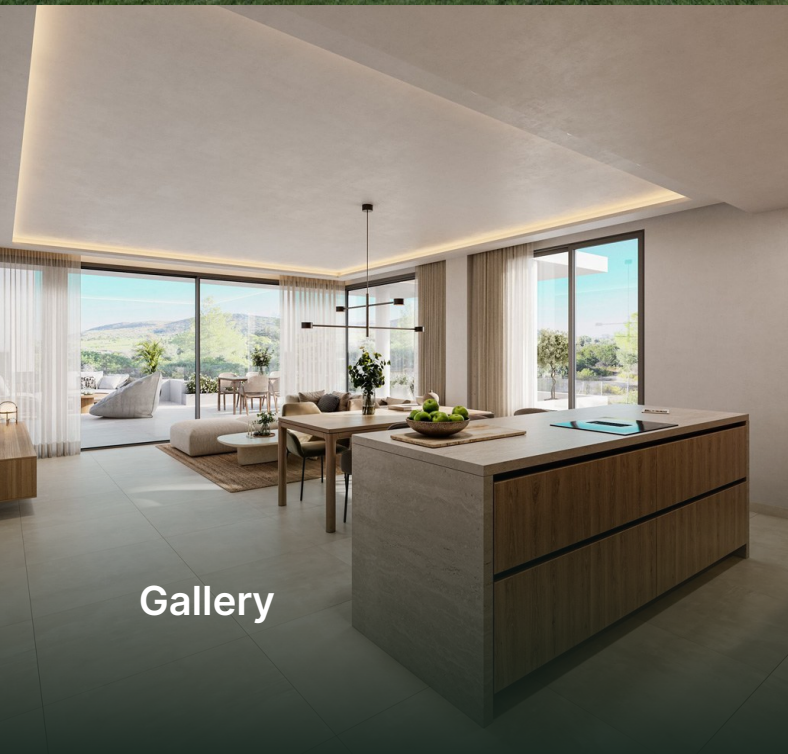
€64,139

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



08



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.

€495,000

asking price

2

bedrooms

123 m²

living area

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