JANSEN & BROUWER
PROPERTY CAPITAL

PENTHOUSE

Málaga Towers

4 bedrooms, 600 m² · Málaga

ASKING PRICE

€4,408,000

4
bedrooms

3
bathrooms

600 m²
living area

jbpropertycapital.com

Penthouse in Málaga. Spain.

Málaga Towers are two seafront residential towers in Málaga, with direct access to the beach and all city amenities close at hand. Available are the last duplex penthouses with four bedrooms, a double height living room, generous terraces and a private pool on the roof terrace.

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Málaga Towers are two seafront residential towers in Málaga, with direct access to the beach and all city amenities close at hand. Available are the last duplex penthouses with four bedrooms, a double height living room, generous terraces and a private pool on the roof terrace. The finish is warm and of high quality, with wood and natural materials, and the penthouses look out over the whole city, from the bay to the mountains. Residents share several pools, including an infinity pool and a heated pool, a rooftop, a gym with spa and a playroom. The homes have been completed; a parking space and a storage room are included in the price. Prices start at € 4.408.000 and in the current list of homes the range runs up to € 5.942.000. The prices shown exclude 10 per cent IVA and purchase costs. We are happy to calculate the total for you.

Property type	**Penthouse**
Bedrooms	**4**
Bathrooms	**3**
Living area	**600 m²**
Completion	**New build**
Asking price	**€4,408,000**
Reference	**100084403**

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%)	**€440,800**
Stamp duty (AJD 1.2%)	**€52,896**
Notary (official fees plus VAT)	**€2,258**
Land registry (official fees plus VAT)	**€1,367**
Legal support (1% plus VAT)	**€53,337**
Administrative agency (gestoría) and other costs (estimate)	**€500**
Total purchase costs	**€551,158**

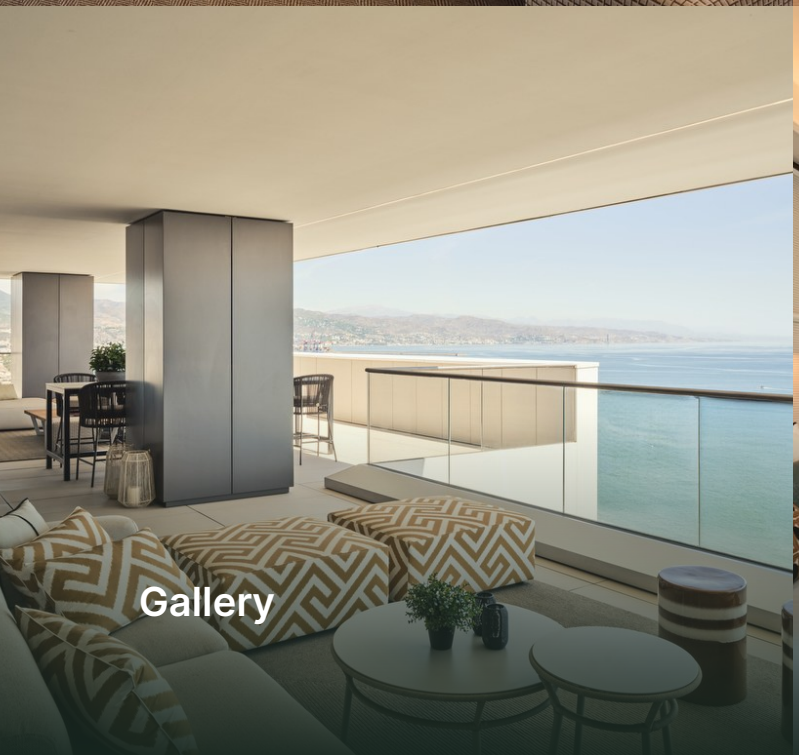
€4,959,158
TOTAL INVESTMENT

€551,158
PURCHASE COSTS

12.5%
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



Gallery

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.

€4,408,000
asking price

4
bedrooms

600 m²
living area

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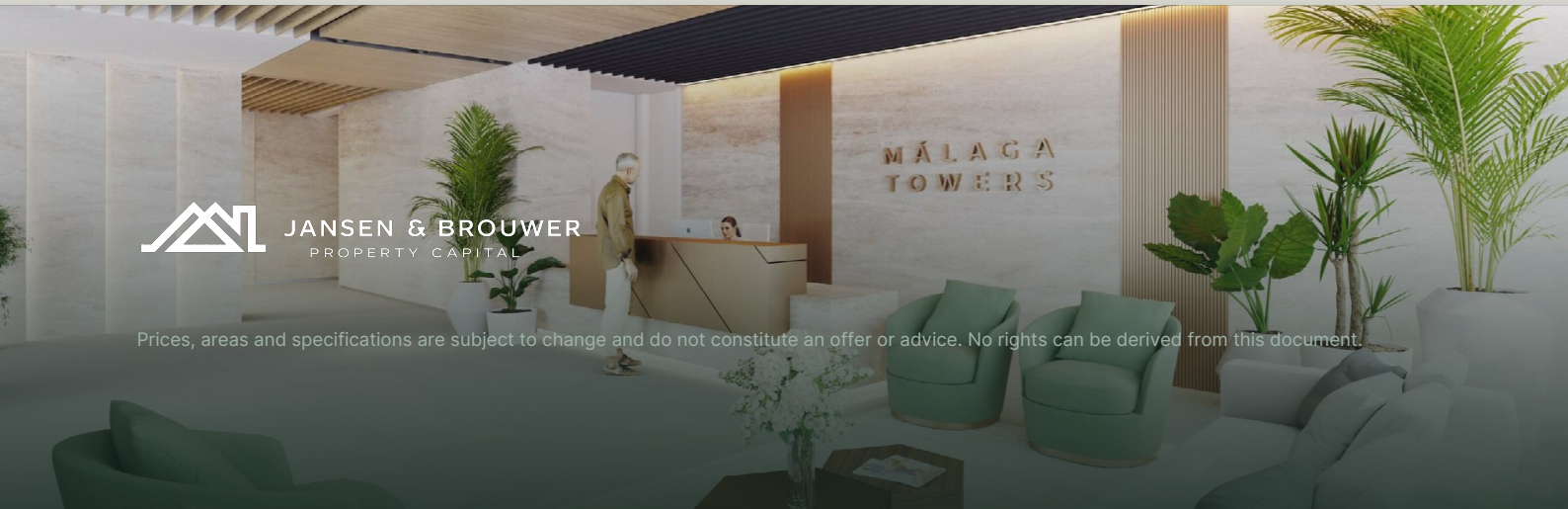

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