JANSEN & BROUWER
PROPERTY CAPITAL

VILLA

NARA Marbella

5 bedrooms, 317 m² · Marbella

ASKING PRICE

€1,950,000

5	5	317 m²	344 m²
bedrooms	bathrooms	living area	plot

Villa in Marbella. Spain.

NARA Marbella is a small new-build development of eight detached villas in Valdeolletas, an established residential area of Marbella. The villas stand on Paseo de los Jazmines, around four minutes by car from Avenida Ricardo Soriano and close to El Mirador padel club.

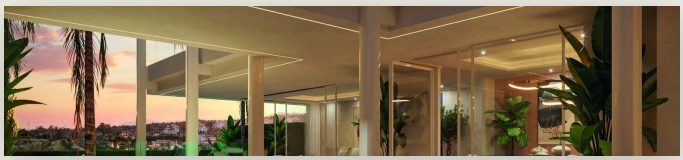
01 · THE PROPERTY

NARA Marbella

Marbella

NARA Marbella is a small new-build development of eight detached villas in Valdeolletas, an established residential area of Marbella. The villas stand on Paseo de los Jazmines, around four minutes by car from Avenida Ricardo Soriano and close to El Mirador padel club. Central Marbella is roughly five minutes away, Puente Romano ten minutes and Puerto Banús fifteen. Málaga airport can be reached in about forty minutes. Each villa has its own plot with a landscaped garden and private pool, and four levels linked by a lift. The garden level holds a garage for two cars, a flexible room and two bedrooms with bathrooms. The ground floor has an open-plan living and dining room with kitchen, and the first floor three en-suite bedrooms with terraces.

Property type	**Villa**
Bedrooms	**5**
Bathrooms	**5**
Living area	**317 m²**
Plot	**344 m²**
Completion	**New build**
Asking price	**€1,950,000**
Reference	**Villa 3**



NARA Marbella

The roof terrace is prepared for an outdoor kitchen and looks towards the sea. Finishes include large-format porcelain tiles, oak flooring, a fitted kitchen and underfloor heating. The villas still to be built have their building licence, and construction is due to start soon. Prices start at € 1.890.000 and in the current list of homes the range runs up to € 1.990.000. This villa, reference Villa 3, has 5 bedrooms, 5 bathrooms and 317 m² of enclosed built area, with a garden of 142 m² and a plot of 344 m². This home is priced at € 1.950.000 excluding 10 per cent IVA, or € 2.145.000 including IVA. Purchase costs come on top; we are happy to calculate the total for you.

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 Marbella

Marbella combines a historic centre around the Plaza de los Naranjos with the Puerto Banús marina and the villa districts of the Golden Mile. La Concha, a mountain of 1,215 metres, stands right behind the town and is visible from almost every terrace. More than fifteen golf courses surround the municipality.

27 km

of coastline with beaches and beach clubs

15+ golf courses

including Aloha, Los Naranjos and Santa Clara

Puerto Banús

marina with shops and restaurants

Casco Antiguo

old town around the Plaza de los Naranjos

La Concha

the local mountain, 1,215 metres

40 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.

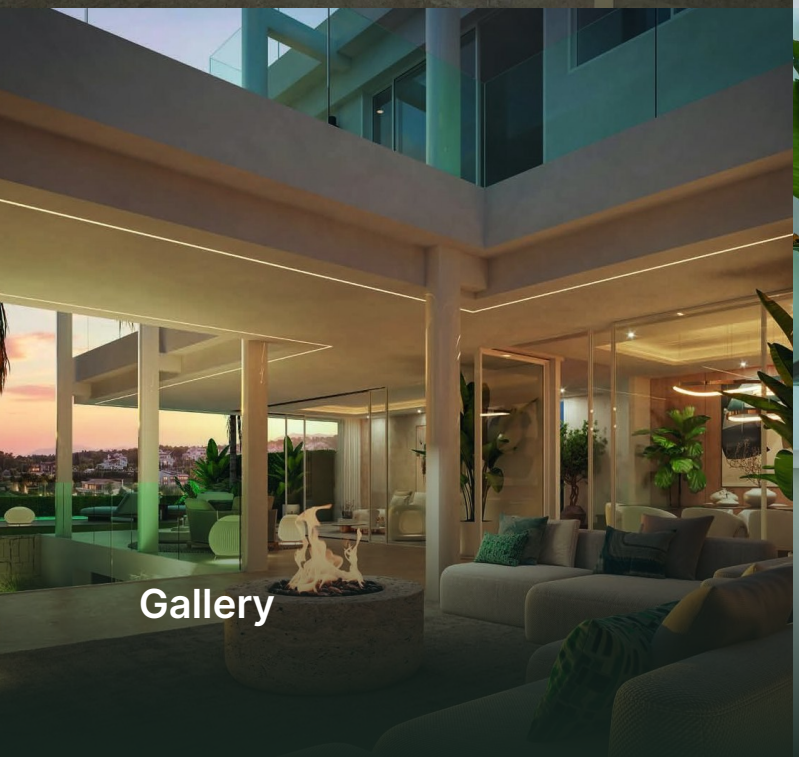
VAT (IVA 10%)	**€195,000**
Stamp duty (AJD 1.2%)	**€23,400**
Notary (official fees plus VAT)	**€1,366**
Land registry (official fees plus VAT)	**€772**
Legal support (1% plus VAT)	**€23,595**
Administrative agency (gestoría) and other costs (estimate)	**€500**
Total purchase costs	**€244,633**

€2,194,633
TOTAL INVESTMENT

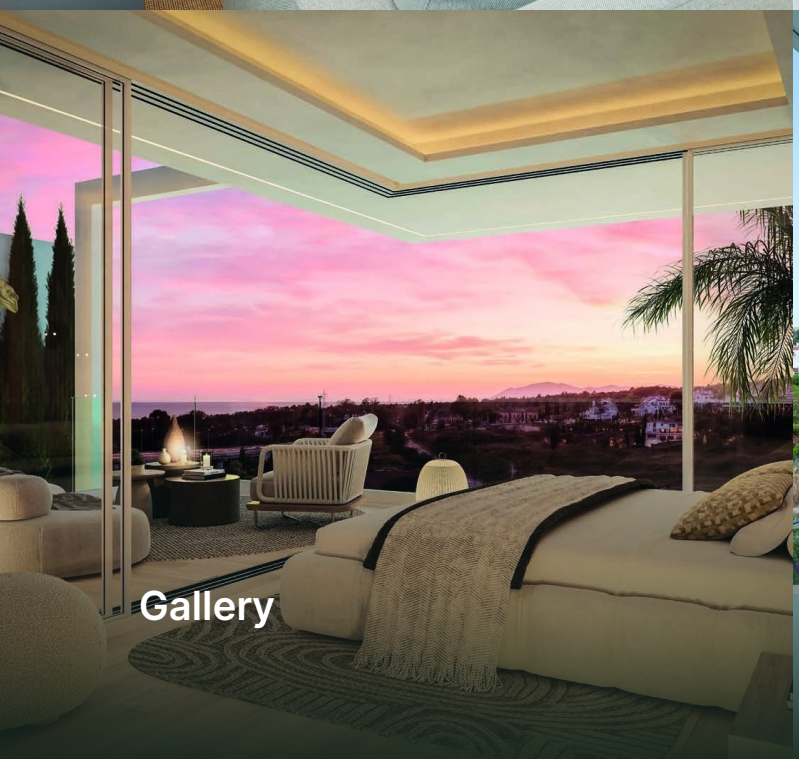
€244,633
PURCHASE COSTS

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.

€1,950,000
asking price

5
bedrooms

317 m²
living area

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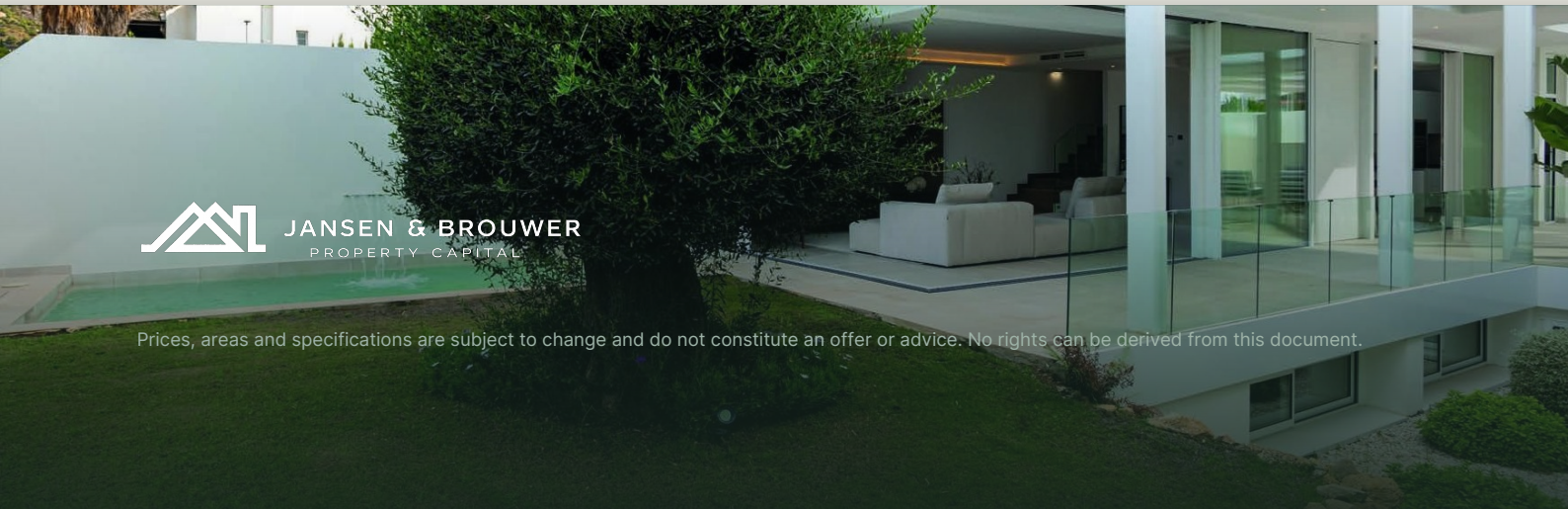

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