

APARTMENT

# Nexus Residences Fase II

2 bedrooms · Benalmádena

ASKING PRICE

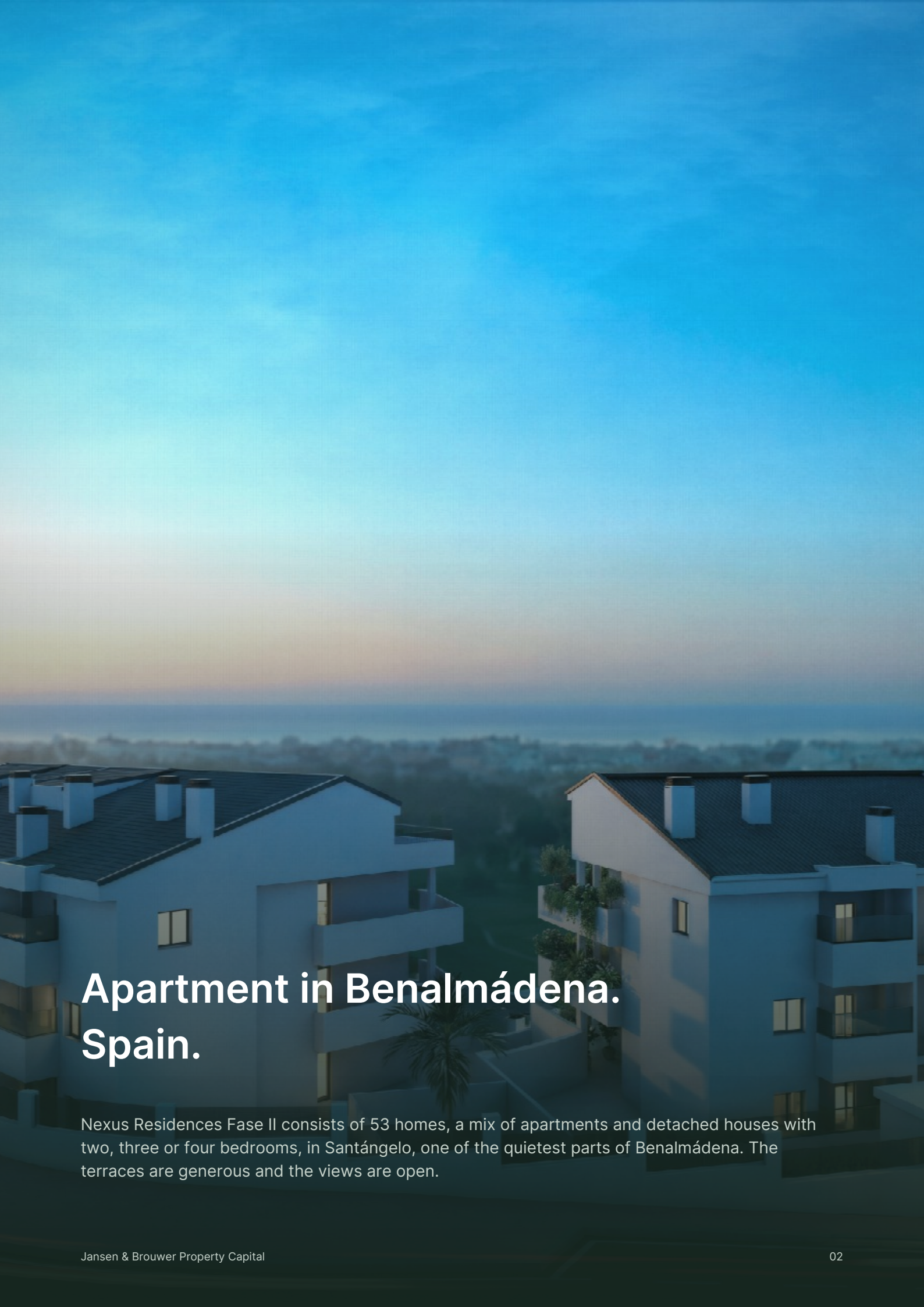
€351,000

2

bedrooms

2

bathrooms



# Apartment in Benalmádena. Spain.

Nexus Residences Fase II consists of 53 homes, a mix of apartments and detached houses with two, three or four bedrooms, in Santángelo, one of the quietest parts of Benalmádena. The terraces are generous and the views are open.

# Nexus Residences Fase II

Benalmádena

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|               |           |
|---------------|-----------|
| Property type | Apartment |
| Bedrooms      | 2         |
| Bathrooms     | 2         |
| Completion    | New build |
| Asking price  | €351,000  |



# 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 Benalmádena

Benalmádena has three parts: the white village in the hills, Arroyo de la Miel with the amenities and the coast with Puerto Marina. That marina has repeatedly been named the finest in the world. A cable car takes you to the top of Calamorro at 769 metres in fifteen minutes.

### Puerto Marina

repeatedly named the world's finest marina

### Cable car

to the summit of Calamorro, 769 metres

### Benalmádena Pueblo

white village in the hills

### Beaches

continuous promenade all the way to Torremolinos

### Train station

direct line to Málaga and the airport

### 15 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%)                                               | €35,100 |
| Stamp duty (AJD 1.2%)                                       | €4,212  |
| Notary (official fees plus VAT)                             | €725    |
| Land registry (official fees plus VAT)                      | €355    |
| Legal support (1% plus VAT)                                 | €4,247  |
| Administrative agency (gestoría) and other costs (estimate) | €500    |
| Total purchase costs                                        | €45,139 |

**€396,139**

TOTAL INVESTMENT

**€45,139**

PURCHASE COSTS

**12.9%**

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.

**€351,000**

asking price

**2**

bedrooms

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