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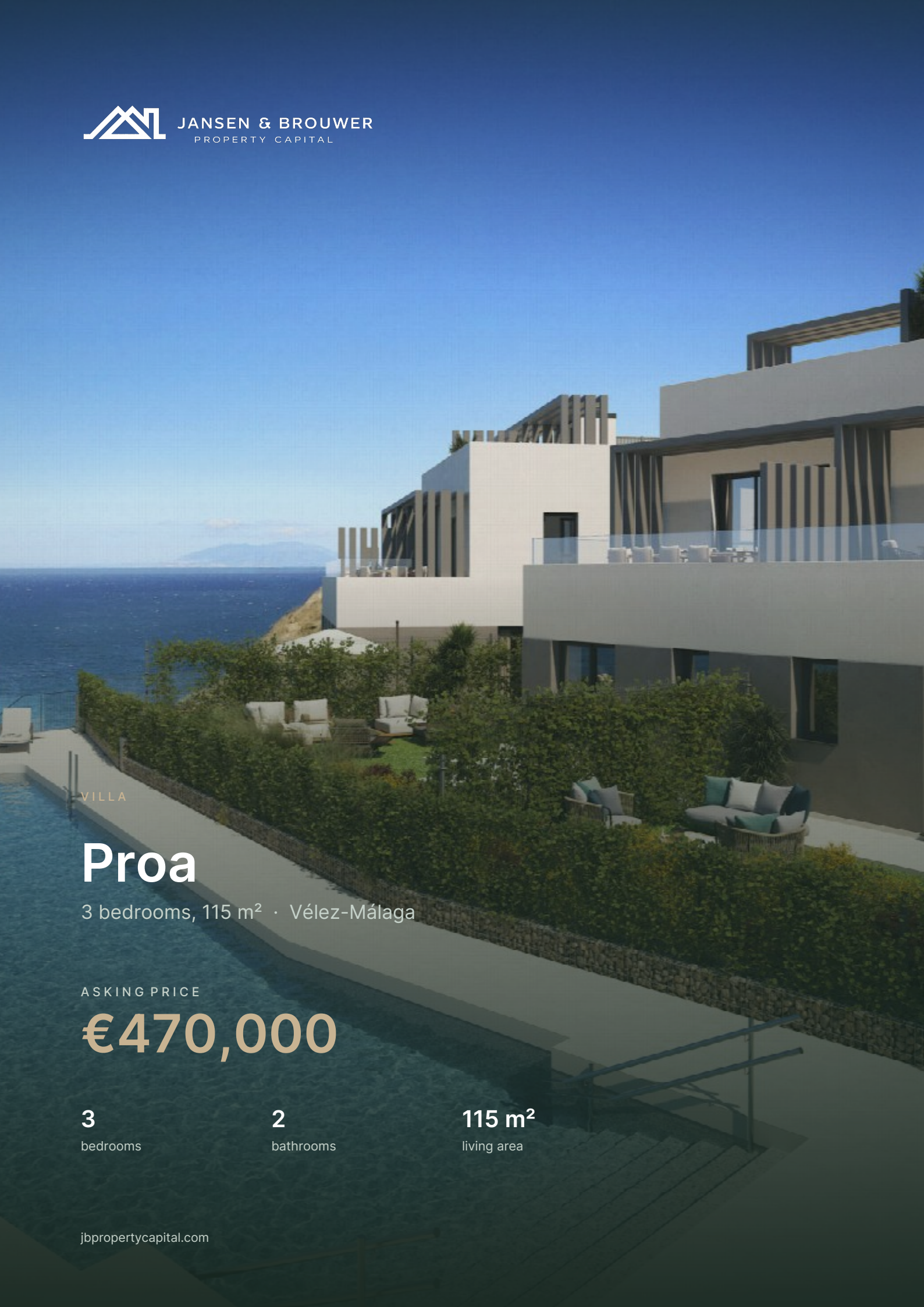
PROPERTY CAPITAL



VILLA

Proa

3 bedrooms, 115 m² · Vélez-Málaga

ASKING PRICE

€470,000

3
bedrooms

2
bathrooms

115 m²
living area

jbpropertycapital.com

Villa in Vélez-Málaga. Spain.

Proa is a small development of 45 semi-detached new build homes in Lagos, on the eastern coast of Málaga between Torre del Mar and Nerja. The homes sit on a natural balcony with wide views over the Mediterranean, in quiet surroundings.

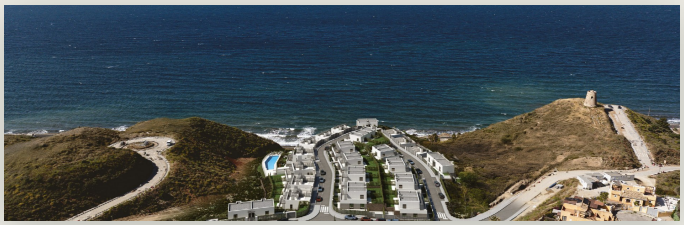
01 · THE PROPERTY

Proa

Vélez-Málaga

Proa is a small development of 45 semi-detached new build homes in Lagos, on the eastern coast of Málaga between Torre del Mar and Nerja. The homes sit on a natural balcony with wide views over the Mediterranean, in quiet surroundings. El Morche is three minutes away by car, Torrox and Torre del Mar about fifteen minutes, and the beaches along this coast are close by. Almost all homes have three bedrooms, and one home has four. They are designed for plenty of daylight and cross ventilation, with generous terraces and a private garden with sea views. The kitchen is delivered fitted with an induction hob, extractor hood, oven, fridge and dishwasher, there is ducted air conditioning and hot water from an aerothermal heat pump, and the energy rating is A.

Property type	**Villa**
Bedrooms	**3**
Bathrooms	**2**
Living area	**115 m²**
Completion	**New build**
Asking price	**€470,000**
Reference	**23**



Proa

The development has landscaped gardens, a communal swimming pool and parking spaces on site. Prices start at € 435.000 and in the current list of homes the range runs up to € 635.000. This home, reference 23, has 3 bedrooms, 2 bathrooms and 115 sqm of built area, with a parking space. This home is priced at € 470.000 excluding 10 per cent IVA, or € 517.000 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 Vélez-Málaga

Vélez-Málaga is the capital of the Axarquía and lies a few kilometres inland, 35 to 40 minutes by car from the centre of Málaga. On the castle hill of the old town stand the remains of the Fortaleza and the church of Santa María la Mayor, built on the site of the former main mosque. The municipality also includes the coastal towns of Torre del Mar and Caleta de Vélez.

Old town

protected historic town centre since 1970

Torre del Mar

beach and promenade, a ten-minute drive

Caleta de Vélez

fishing port and marina, a fifteen-minute drive

Axarquía

muscatel raisin growing, recognised by the FAO

25 to 30 min

to Nerja

40 to 50 min

to Málaga airport

04 · PURCHASE COSTS

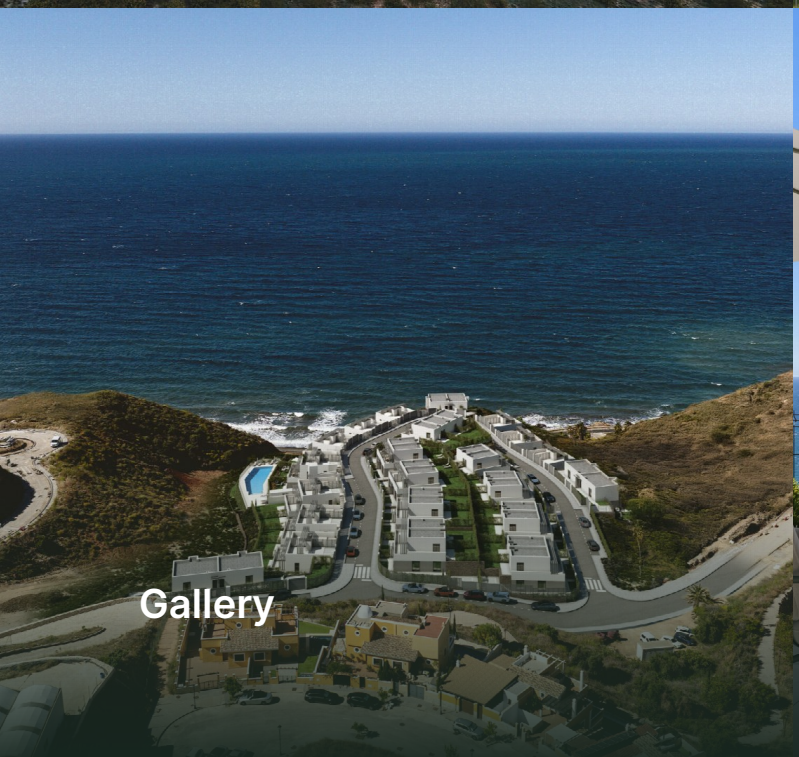
What the purchase costs beyond the price

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.

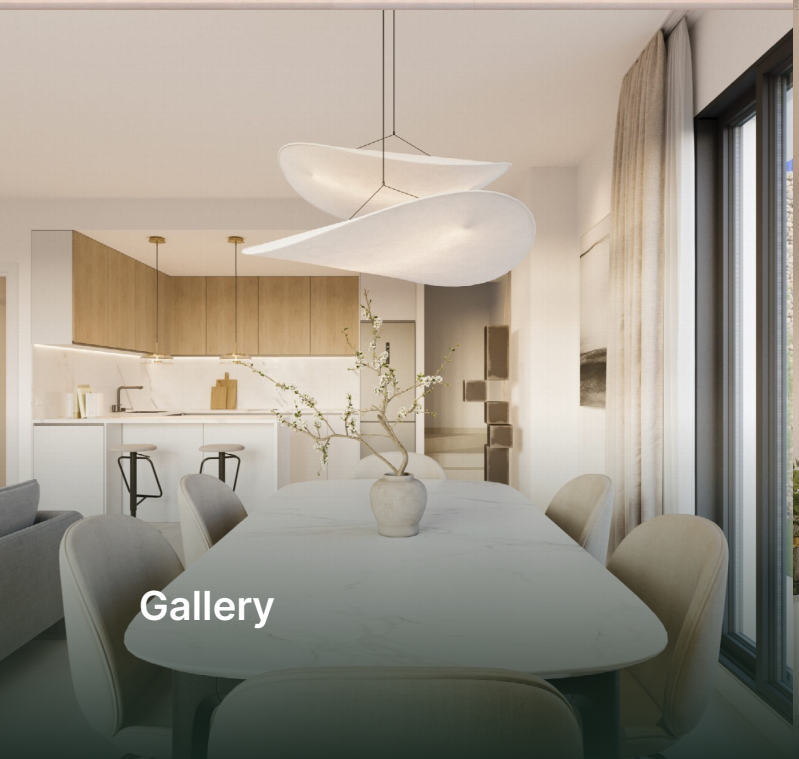
VAT (IVA 10%)	**€47,000**
Stamp duty (AJD 1.2%)	**€5,640**
Notary (official fees plus VAT)	**€797**
Land registry (official fees plus VAT)	**€398**
Legal support (1% plus VAT)	**€5,687**
Administrative agency (gestoría) and other costs (estimate)	**€500**
Total purchase costs	**€60,022**

€530,022	€60,022	12.8%
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



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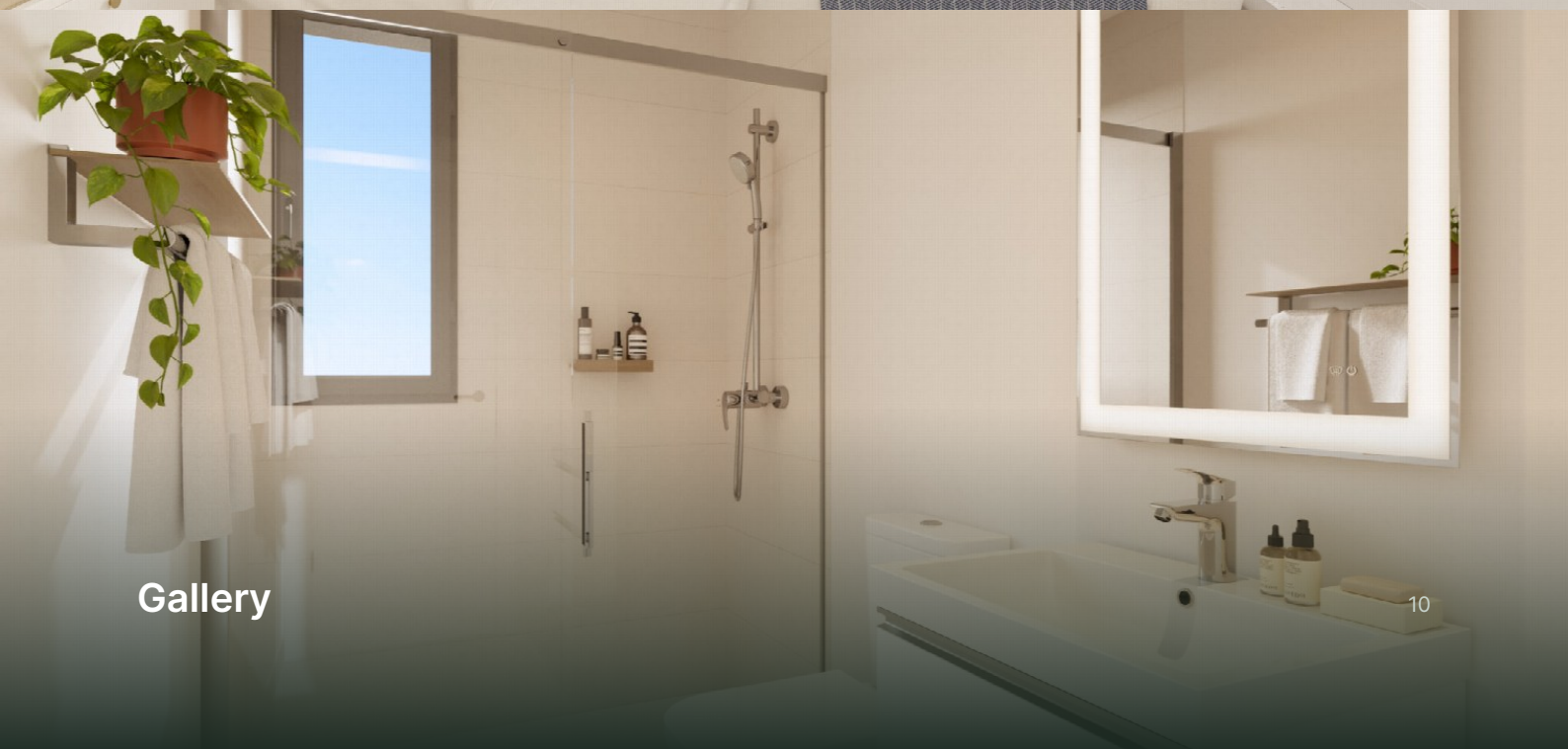

Gallery

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.

€470,000
asking price

3
bedrooms

115 m²
living area

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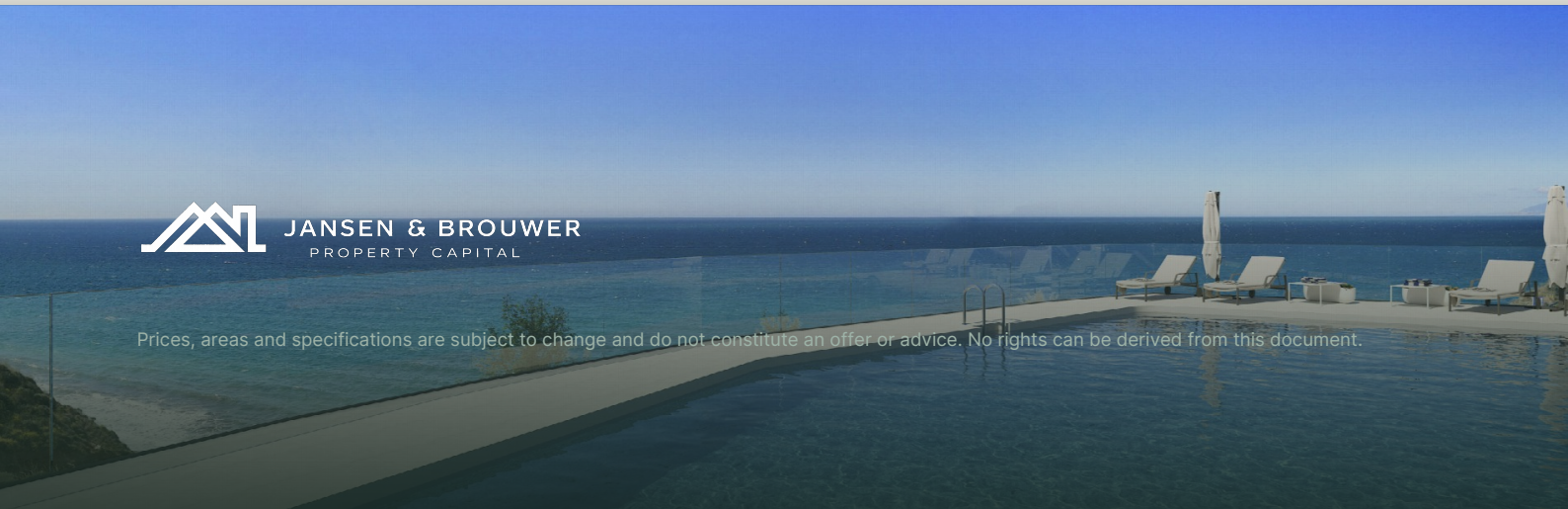

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