JANSEN & BROUWER
PROPERTY CAPITAL

APARTMENT

Royal River

3 bedrooms, 175 m² · Marbella

ASKING PRICE

€4,500,000

3
bedrooms

3
bathrooms

175 m²
living area

jbpropertycapital.com

Apartment in Marbella. Spain.

Royal River consists of fifteen homes with two or three bedrooms in the Golf Río Real urbanisation in Marbella. The penthouses have a private terrace of up to 200 sqm with a pool, while the ground floor homes have their own garden.

01 · THE PROPERTY

Royal River

Marbella

Royal River consists of fifteen homes with two or three bedrooms in the Golf Río Real urbanisation in Marbella. The penthouses have a private terrace of up to 200 sqm with a pool, while the ground floor homes have their own garden. Every home is laid out so that daylight and the views play their full part. The development includes a pool, a solarium, a spa with sauna, a gym, garages and storage rooms. Central Marbella and the beach of Los Monteros are a few minutes away. Completion is scheduled for the second quarter of 2028 and prices start at € 1.200.000. In the developer's current price list the range runs up to € 4.500.000. Home RR-V16 has 3 bedrooms, 3 bathrooms and 175 sqm of built area. This home is priced at € 4.500.000 excluding 10 per cent IVA, or € 4.950.000 including IVA. Purchase costs come on top; we are happy to calculate the total for you.

Property type	**Apartment**
Bedrooms	**3**
Bathrooms	**3**
Living area	**175 m²**
Completion	**New build**
Asking price	**€4,500,000**
Reference	**RR-V16**

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.

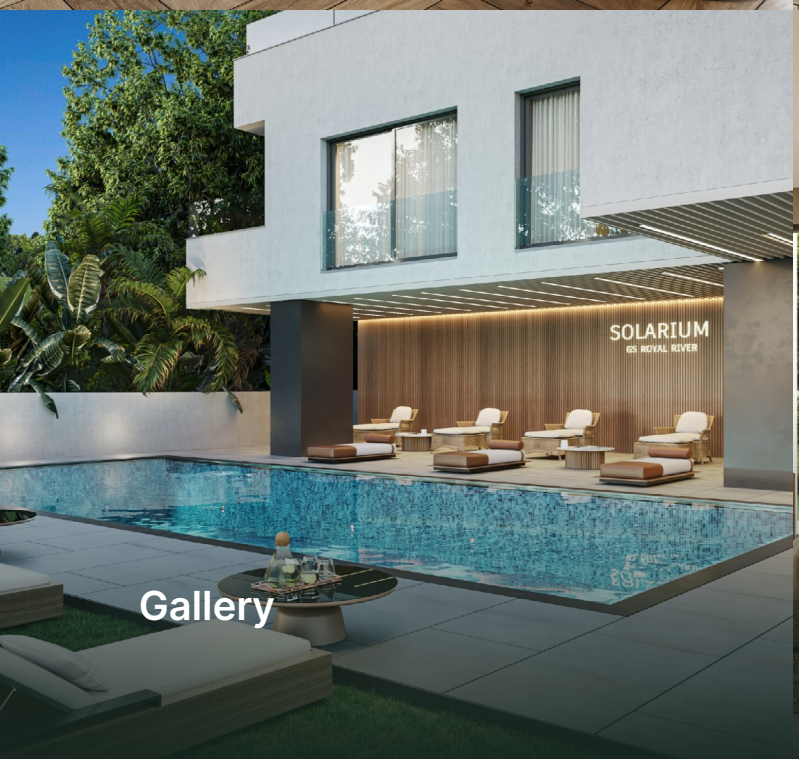
VAT (IVA 10%)	**€450,000**
Stamp duty (AJD 1.2%)	**€54,000**
Notary (official fees plus VAT)	**€2,292**
Land registry (official fees plus VAT)	**€1,389**
Legal support (1% plus VAT)	**€54,450**
Administrative agency (gestoría) and other costs (estimate)	**€500**
Total purchase costs	**€562,631**

€5,062,631
TOTAL INVESTMENT

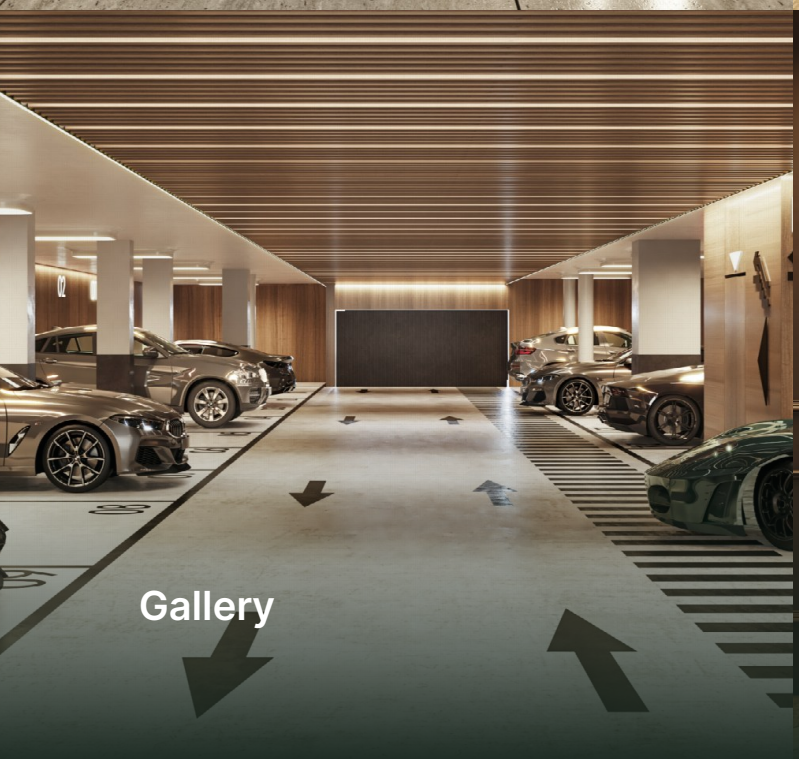
€562,631
PURCHASE COSTS

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

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.

€4,500,000
asking price

3
bedrooms

175 m²
living area

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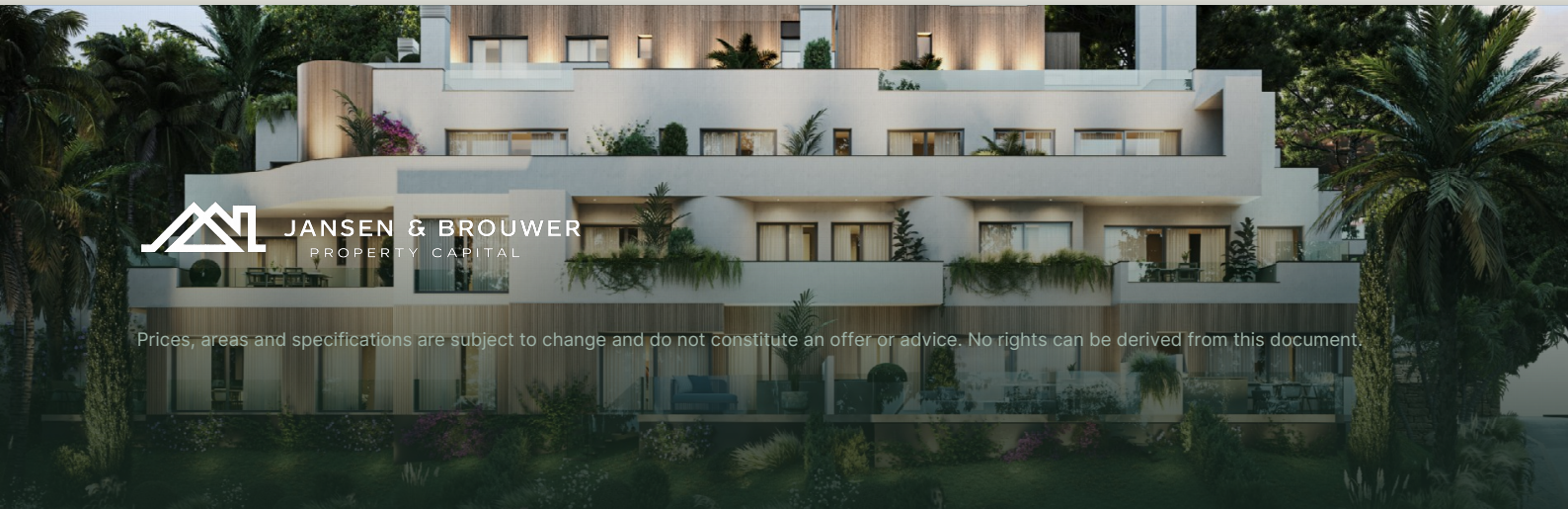

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