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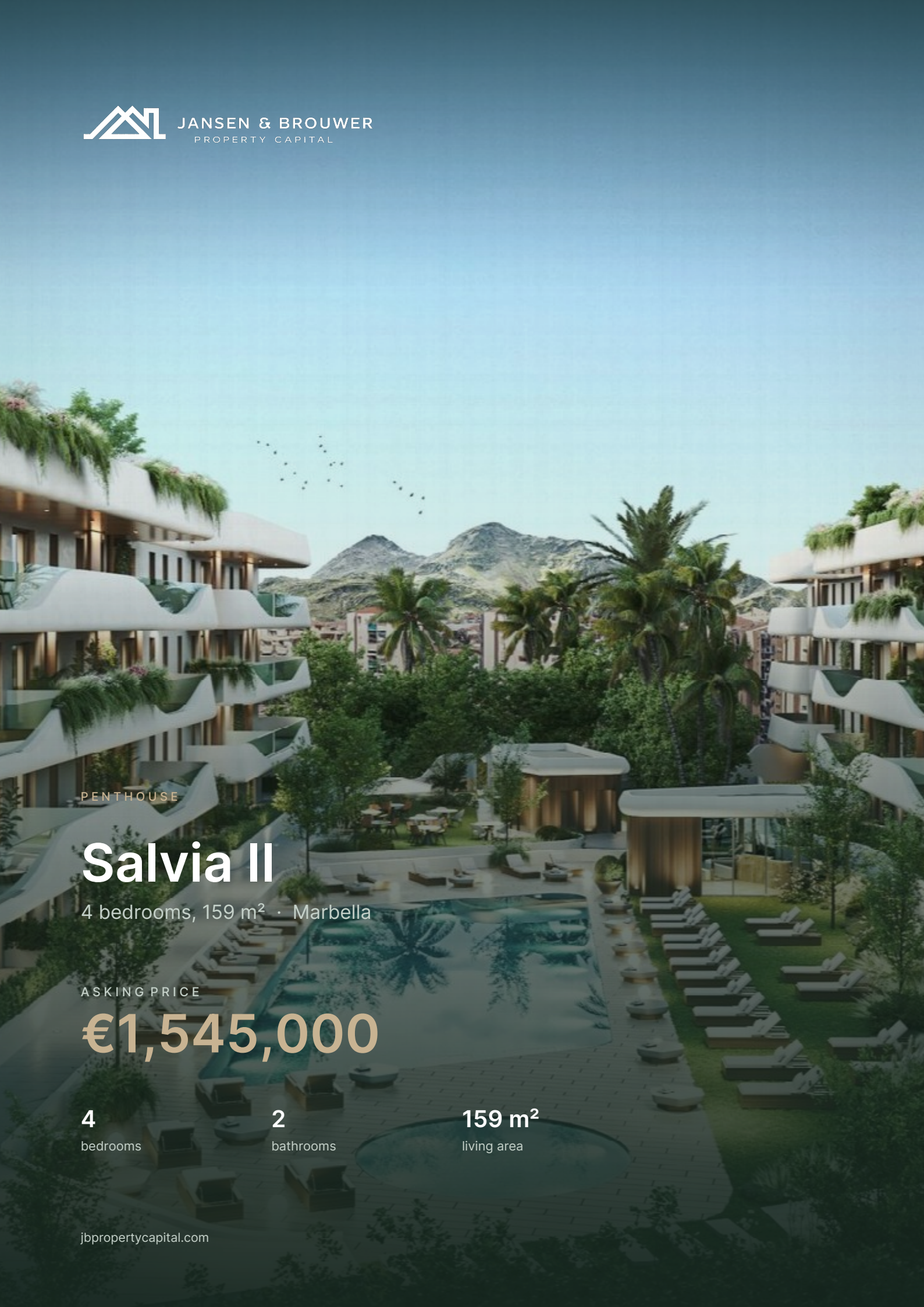


PENTHOUSE

Salvia II

4 bedrooms, 159 m² · Marbella

ASKING PRICE

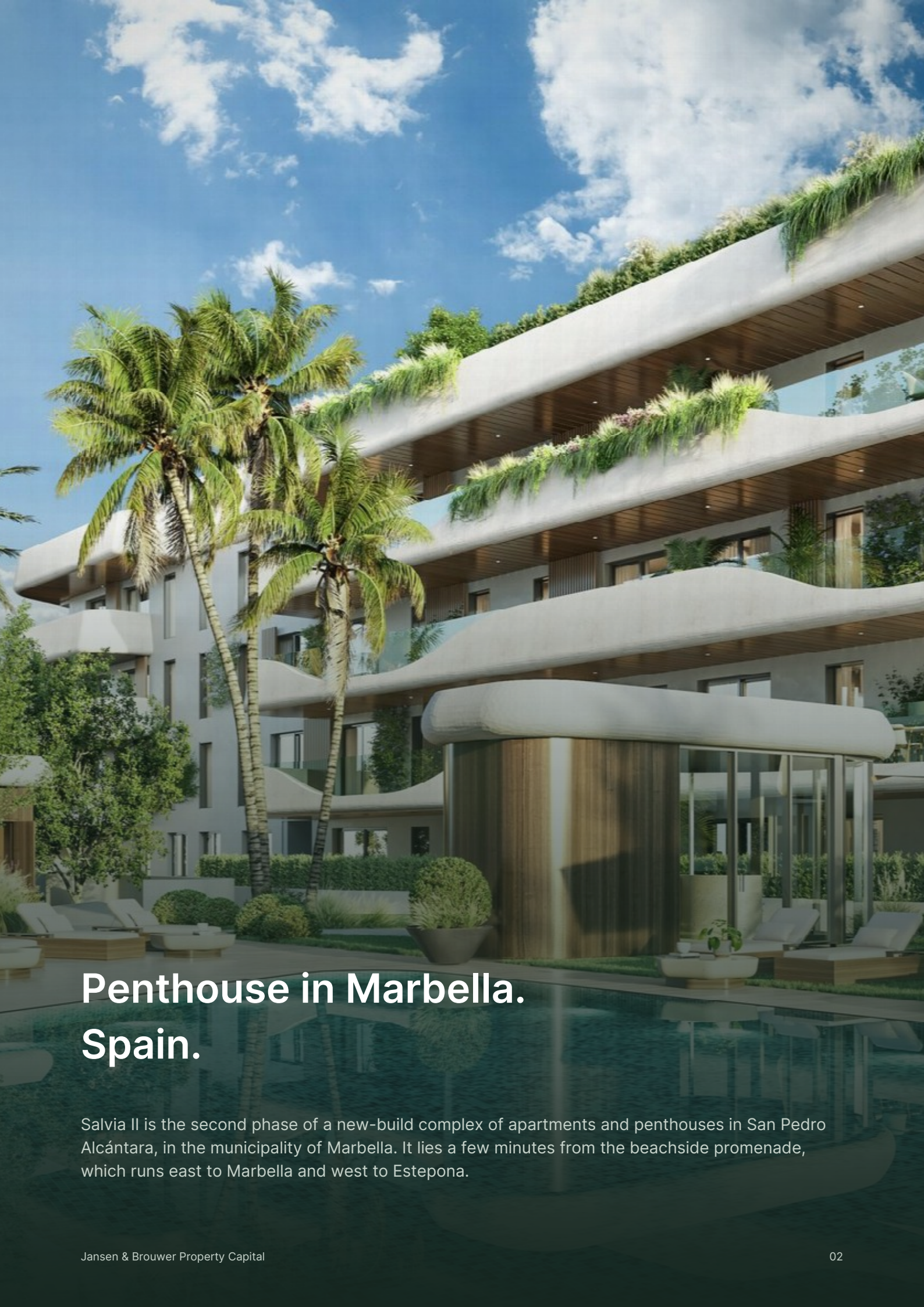
€1,545,000

4
bedrooms

2
bathrooms

159 m²
living area

jbpropertycapital.com



Penthouse in Marbella. Spain.

Salvia II is the second phase of a new-build complex of apartments and penthouses in San Pedro Alcántara, in the municipality of Marbella. It lies a few minutes from the beachside promenade, which runs east to Marbella and west to Estepona.

01 · THE PROPERTY

Salvia II

Marbella

Salvia II is the second phase of a new-build complex of apartments and penthouses in San Pedro Alcántara, in the municipality of Marbella. It lies a few minutes from the beachside promenade, which runs east to Marbella and west to Estepona. The centre of San Pedro, with its shops, supermarkets, pharmacies and restaurants, is within walking distance, and Puerto Banús is about five kilometres away. The homes have two, three or four bedrooms and two or three bathrooms. The complex consists of two buildings set around communal gardens with a pool for adults and a separate children's pool. There is also a heated indoor pool, a spa with sauna, a gym, a coworking space, a snack bar and charging points for electric cars. The grounds are fully gated with a security entrance.

Property type	**Penthouse**
Bedrooms	**4**
Bathrooms	**2**
Living area	**159 m²**
Completion	**New build**
Asking price	**€1,545,000**
Reference	**B1-P1-4B**

Salvia II

Every home comes with at least one parking space and a storeroom. Specifications include ducted air conditioning with a heat pump, hot water from a geothermal system, double glazing, built-in wardrobes and non-slip porcelain tiles on the terraces. Buyers can have the finishes of their home adapted to their wishes. Prices start at € 945.000 and in the current list of homes the range runs up to € 1.545.000. This home, reference B1-P1-4B, is on the 4th floor and has 4 bedrooms, 2 bathrooms and 159 m² of built area, with a terrace of 176 m². It is a penthouse. This home is priced at € 1.545.000 excluding 10 per cent IVA, or € 1.699.500 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.

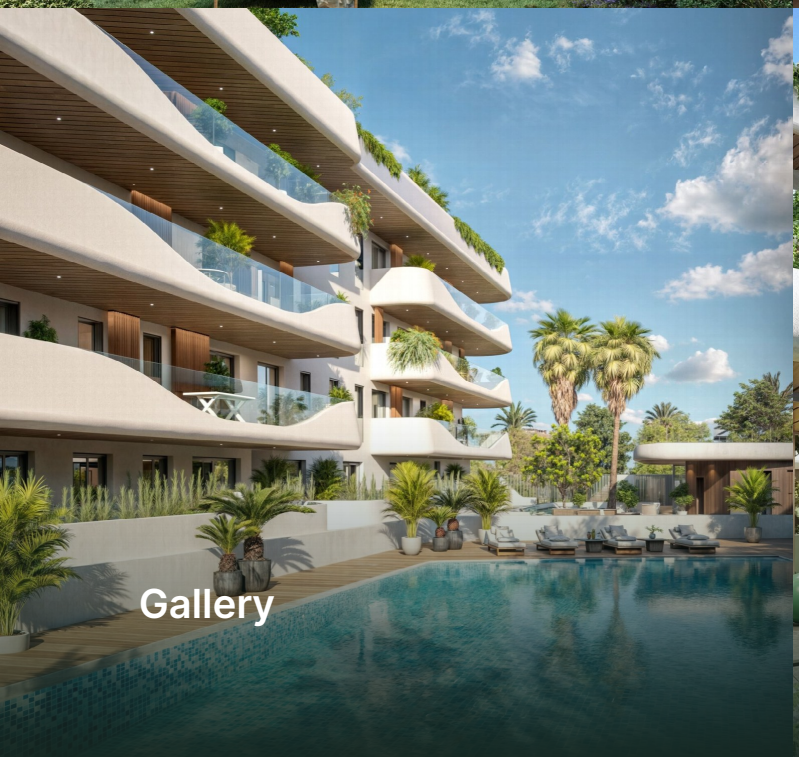
VAT (IVA 10%)	**€154,500**
Stamp duty (AJD 1.2%)	**€18,540**
Notary (official fees plus VAT)	**€1,219**
Land registry (official fees plus VAT)	**€674**
Legal support (1% plus VAT)	**€18,694**
Administrative agency (gestoría) and other costs (estimate)	**€500**
Total purchase costs	**€194,127**

€1,739,127
TOTAL INVESTMENT

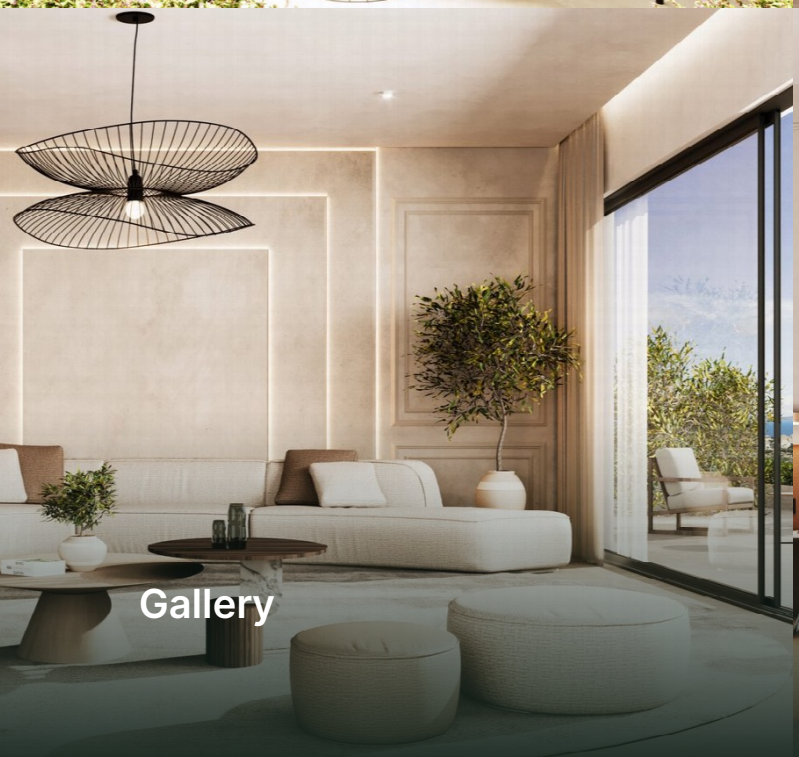
€194,127
PURCHASE COSTS

12.6%
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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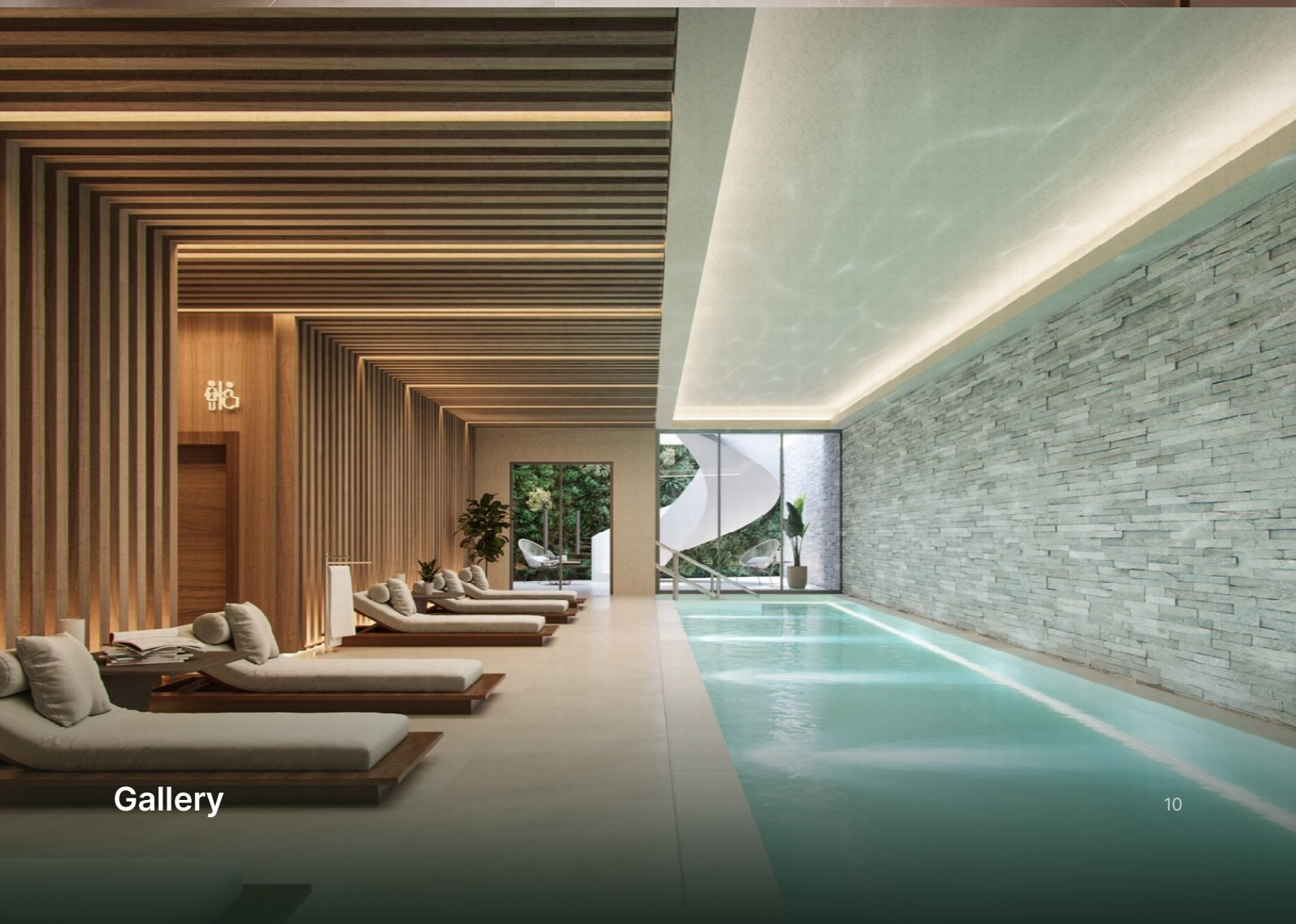

Gallery

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.

€1,545,000
asking price

4
bedrooms

159 m²
living area

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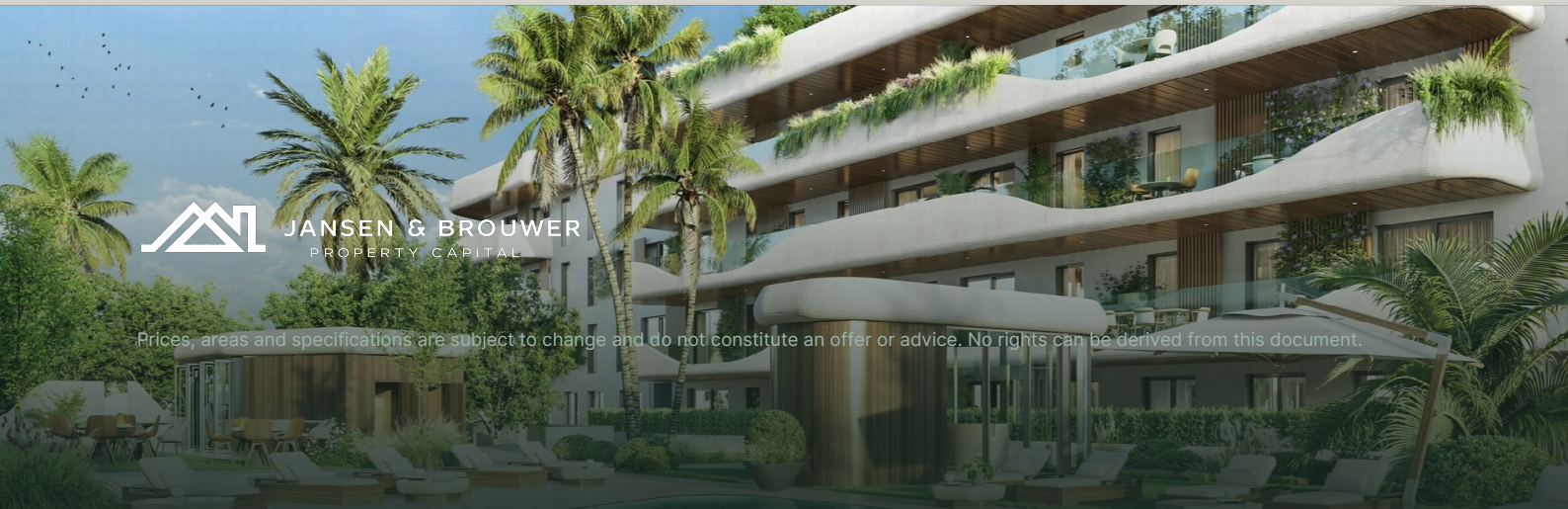

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