



JANSEN & BROUWER
PROPERTY CAPITAL

PENTHOUSE

Sanlúcar Duplex Penthouse

3 bedrooms, 281 m² · Benahavis

ASKING PRICE

€1,275,000

3

bedrooms

3

bathrooms

281 m²

living area

An aerial photograph of a lush green golf course in Benahavis, Spain. The foreground is filled with dense green trees and a well-maintained golf course with visible fairways and sand traps. In the background, a range of mountains stretches across the horizon under a clear blue sky with a few wispy clouds. A small body of water is visible on the right side of the image.

Penthouse in Benahavis. Spain.

This duplex penthouse occupies the top floor of the Sanlúcar block in Los Capanes del Golf, a gated community in Benahavis. Facing south, with no buildings in front, it looks out over the El Higuerol golf course, La Concha mountain and towards the Mediterranean.

Sanlúcar Duplex Penthouse

Benahavis

This duplex penthouse occupies the top floor of the Sanlúcar block in Los Capanes del Golf, a gated community in Benahavís. Facing south, with no buildings in front, it looks out over the El Higueral golf course, La Concha mountain and towards the Mediterranean. Residents have 24-hour security, a spa with heated indoor pool, Jacuzzi, sauna and Turkish bath, a gym and several outdoor pools set in tropical gardens. The penthouse offers 281 sqm: 174 sqm built and 107 sqm of terraces, with three bedrooms, three bathrooms and a guest toilet. The lower level has an entrance hall, a bright living and dining area opening onto the main terrace, a fully equipped kitchen with utility and laundry room, and two en-suite guest bedrooms. The upper level is reserved for the master suite, with its own bathroom and direct access to a large terrace with sea and golf views. The property also has garage parking and a storage room. The asking price of this home is € 1.275.000. Depending on the seller, transfer tax (ITP) or IVA applies on top, plus purchase costs; we confirm for each home which applies and are happy to calculate the total for you.

Property type	Penthouse
Bedrooms	3
Bathrooms	3
Living area	281 m²
Asking price	€1,275,000
Reference	JBP-31B84



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 Benahavís

Benahavís is known as the dining room of the Costa del Sol: a small mountain village with a striking number of good restaurants. The municipality lies between Marbella, Estepona and Ronda and counts nine golf courses. A walking route runs through the Guadalmina gorge past natural swimming spots.

9 golf courses

including La Quinta and Marbella Club Golf

Mountain village

known for its restaurants

Guadalmina

gorge with natural swimming spots

La Zagaleta

gated estate within the municipality

15 min

to Marbella and the beach

50 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.

Transfer tax (ITP 7%)	€89,250
Notary (official fees plus VAT)	€1,121
Land registry (official fees plus VAT)	€609
Legal support (1% plus VAT)	€15,428
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€106,908

€1,381,908

TOTAL INVESTMENT

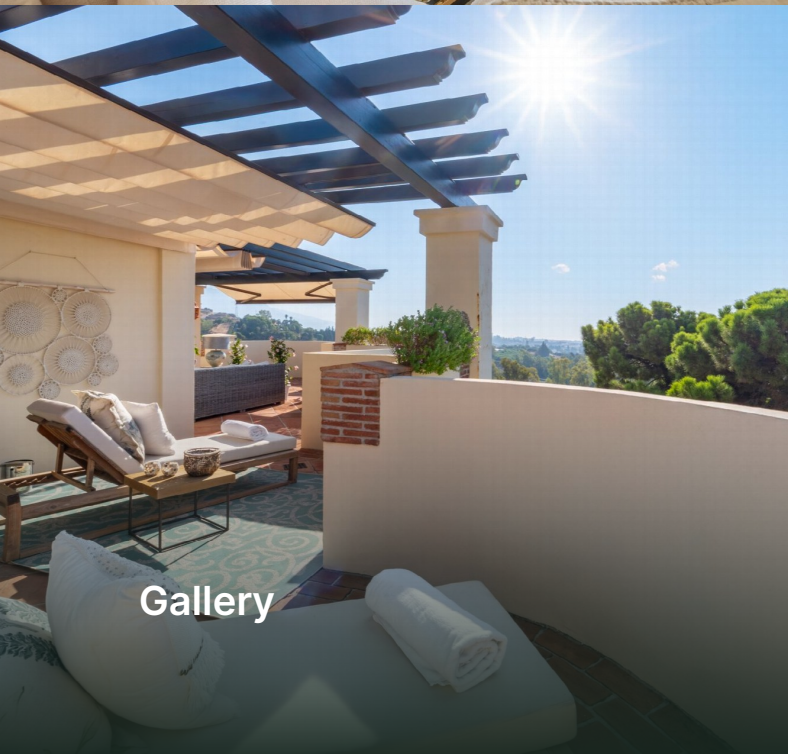
€106,908

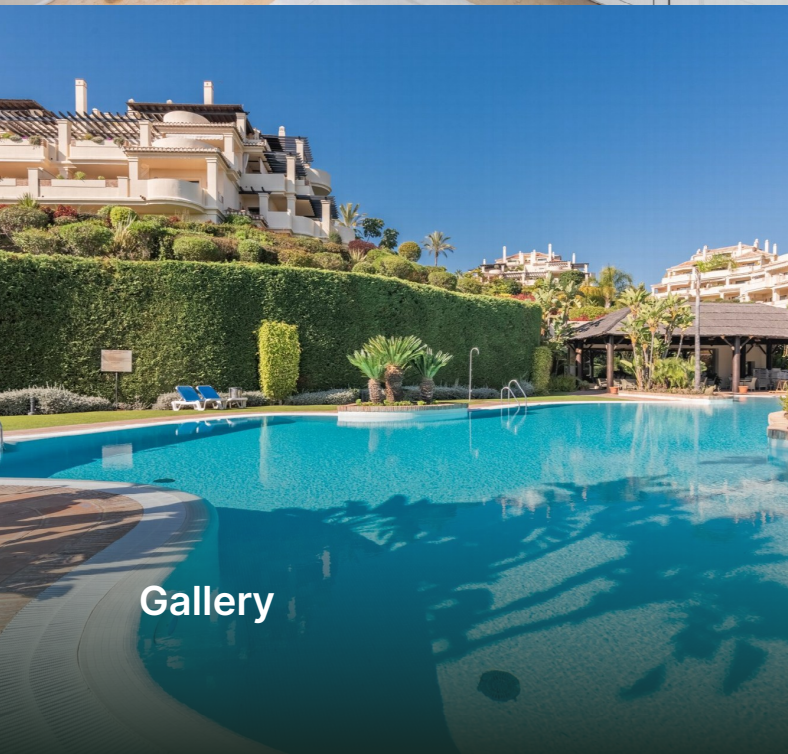
PURCHASE COSTS

8.4%

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.

€1,275,000

asking price

3

bedrooms

281 m²

living area

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