



JANSEN & BROUWER
PROPERTY CAPITAL

APARTMENT

The Eagle Residences

2 bedrooms, 106 m² · Mijas

ASKING PRICE

€495,000

2

bedrooms

106 m²

living area



Apartment in Mijas. Spain.

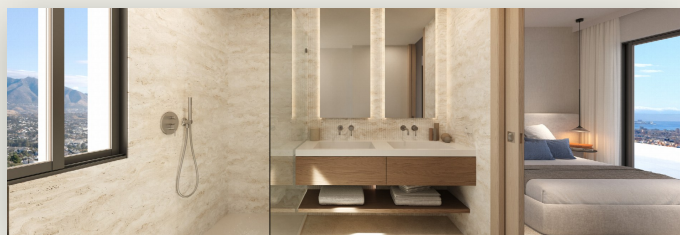
The Eagle Residences is a small development of 59 homes with one, two or three bedrooms in Cerrado del Águila in Mijas. The terraces are generous and look out over the sea and the mountains.

The Eagle Residences

Mijas

The Eagle Residences is a small development of 59 homes with one, two or three bedrooms in Cerrado del Águila in Mijas. The terraces are generous and look out over the sea and the mountains. The beach is about ten minutes away by car, while the development itself sits in a quiet residential setting. The heart of the scheme is its large communal garden, with an infinity pool, a gym and places to sit. Every home has a parking space and a storage room. Completion is scheduled for the fourth quarter of 2027 and prices start at € 421.000. In the developer's current price list the range runs up to € 1.150.000. Home TE-9-1D has 2 bedrooms and 106 sqm of built area. This home is priced at € 495.000 excluding 10 per cent IVA, or € 544.500 including IVA. Purchase costs come on top; we are happy to calculate the total for you.

Property type	Apartment
Bedrooms	2
Living area	106 m²
Completion	New build
Asking price	€495,000
Reference	TE-9-1D



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 Mijas

Mijas is a Costa del Sol municipality that runs from the mountains down to the sea and is made up of three centres. The white village of Mijas Pueblo sits on the slopes of the Sierra de Mijas, Las Lagunas is the modern commercial and industrial district bordering Fuengirola, and La Cala is the heart of its twelve-kilometre coastline.

Mijas Pueblo

white mountain village at 428 metres

Las Lagunas

shops, sports facilities and a theatre

12 km

of coast with beaches and a seaside footpath

12 golf courses

including Mijas Golf, Calanova and La Cala Golf

C-1 train

from Fuengirola to the airport and Málaga

25 to 40 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%)	€49,500
Stamp duty (AJD 1.2%)	€5,940
Notary (official fees plus VAT)	€812
Land registry (official fees plus VAT)	€407
Legal support (1% plus VAT)	€5,990
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€63,149

€558,149

TOTAL INVESTMENT

€63,149

PURCHASE COSTS

12.8%

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.





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.

€495,000

asking price

2

bedrooms

106 m²

living area

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