JANSEN & BROUWER
PROPERTY CAPITAL

TOWNHOUSE

# Townhouse in Pilar de la Horadada

2 bedrooms, 69 m² · Pilar de la Horadada

ASKING PRICE

**€296,000**

| 2 | 2 | 69 m² |
|---|---|---|
| bedrooms | bathrooms | living area |

# Townhouse in Pilar de la Horadada. Spain.

Discover an exclusive residential complex in the heart of Pilar de la Horadada, designed for those seeking quality of life, comfort and proximity to the sea.

01 · THE PROPERTY

# Townhouse in Pilar de la Horadada

Pilar de la Horadada

Discover an exclusive residential complex in the heart of Pilar de la Horadada, designed for those seeking quality of life, comfort and proximity to the sea. Just a few minutes from the Blue Flag beaches and surrounded by all amenities, this Mediterranean enclave offers the perfect balance between tranquility, leisure and city life. The homes, with their elegant design and functional layout, stand out for their brightness, spaciousness and modern atmosphere that invites well-being. The ground-floor apartments have large private gardens where you can enjoy the climate all year round. The top-floor duplexes offer sunny balconies and spectacular rooftop terraces, ideal for enjoying open views of the surroundings or relaxing in the Mediterranean sun.

| | |
|---|---|
| Property type | **Townhouse** |
| Bedrooms | **2** |
| Bathrooms | **2** |
| Living area | **69 m²** |
| Completion | **New build** |
| Asking price | **€296,000** |
| Reference | **TIV-25** |

01 · THE PROPERTY

## Townhouse in Pilar de la Horadada

The entire environment is designed to integrate harmoniously with light and the open air, making every corner a living space. Each apartment is designed with special attention to detail. The living room and kitchen share an open-plan concept that maximises natural light and spaciousness. The bedrooms feature built-in wardrobes and generous proportions, ideal for both relaxation and storage. The modern, functional bathrooms complete an elegant and comfortable ensemble. Each apartment also has a laundry room or storage space for added convenience. The residential complex is fully gated, guaranteeing security and privacy. Inside, residents can enjoy lush landscaped gardens, a refreshing adults' pool, a children's pool, a fully equipped fitness centre and a jacuzzi. Every detail has been considered to create an environment of well-being and relaxation. In addition, each property has an underground parking space, combining comfort and peace of mind in an urban setting. Pilar de la Horadada, on the Costa Blanca, is a coastal town with fine sandy beaches and a peaceful atmosphere. The coastline, including Playa de Mil Palmeras, attracts visitors seeking sun and sea, making it a popular tourist destination in summer. Tourism in Pilar de la Horadada centres on the beaches and water activities such as snorkelling and diving. The proximity to interesting areas like the Salinas de San Pedro natural park adds value to the tourist offering. The lifestyle in Pilar de la Horadada is relaxed and sea-oriented.

01 · THE PROPERTY

## Townhouse in Pilar de la Horadada

Residents enjoy a peaceful life with a wide gastronomic offering based on fresh fish and Mediterranean dishes. The community values the proximity to the sea and local traditions. Pilar de la Horadada offers a peaceful coastal atmosphere for those seeking a relaxed Mediterranean life on the Costa Blanca.

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 · FEATURES

# What this property offers

- Child-friendly
- Near airport
- Close to golf
- Views over fields
- Near school
- Near hospital
- Near restaurants
- Near sports complex
- Close to beach/sea
- Near train station
- Shops nearby
- Fully fitted kitchen
- Gated complex
- Security cameras
- Air conditioning
- Thermal insulation

04 · THE AREA

# What you will find around Costa Blanca

The Costa Blanca is the coast of Alicante province: rocky shores and coves around the Montgó in the north, long sandy beaches and salt lakes in the south. The climate here is known as one of the healthiest in Europe. Alicante airport sits centrally.

## North and south

rocky coves at Jávea, sandy beaches at Torrevieja

## Montgó

natural park of 753 metres on the north coast

## Alicante

airport with direct flights all year

## Golf

courses from Dénia to Orihuela Costa

## Jalón valley

vineyards just behind the coast

## Ferries

from Dénia to Ibiza and Mallorca

# What the purchase costs beyond the price

The tax rates are those of the Valencia region. Notary and land registry follow the official fee scale (arancel); legal support and the other costs are estimates.

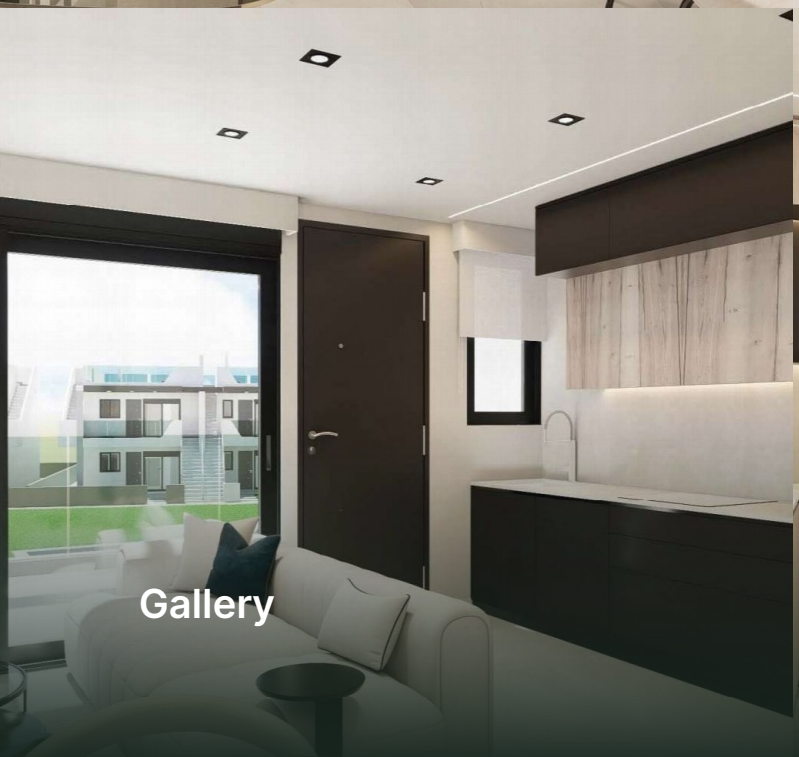
| | |
|---|---|
| VAT (IVA 10%) | **€29,600** |
| Stamp duty (AJD 1.4%) | **€4,144** |
| Notary (official fees plus VAT) | **€692** |
| Land registry (official fees plus VAT) | **€335** |
| Legal support (1% plus VAT) | **€3,582** |
| Administrative agency (gestoría) and other costs (estimate) | **€500** |
| Total purchase costs | **€38,853** |

**€334,853**
TOTAL INVESTMENT

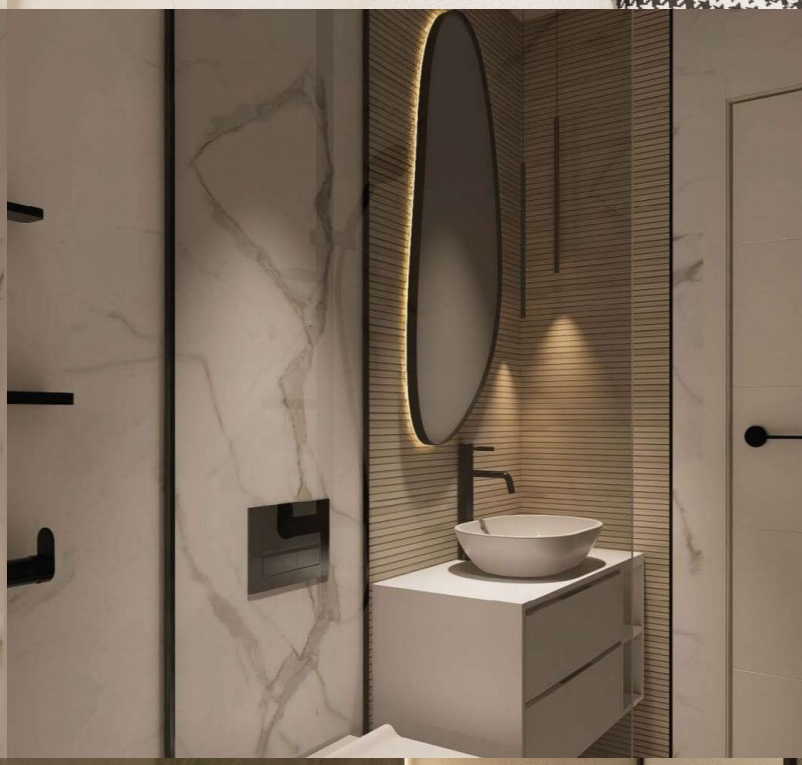
**€38,853**
PURCHASE COSTS

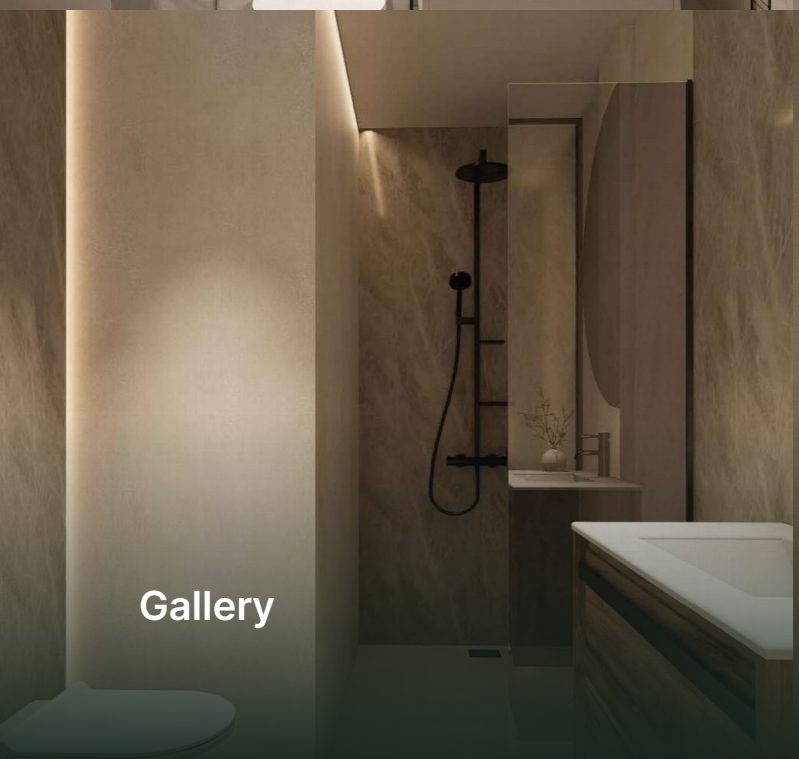
**13.1%**
OF THE PURCHASE PRICE

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

## Gallery

06 · 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.

**€296,000**
asking price

**2**
bedrooms

**69 m²**
living area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