JANSEN & BROUWER
PROPERTY CAPITAL

APARTMENT

Tiara

3 bedrooms, 321 m² · Benahavís

ASKING PRICE

€2,300,000

3
bedrooms

3
bathrooms

321 m²
living area

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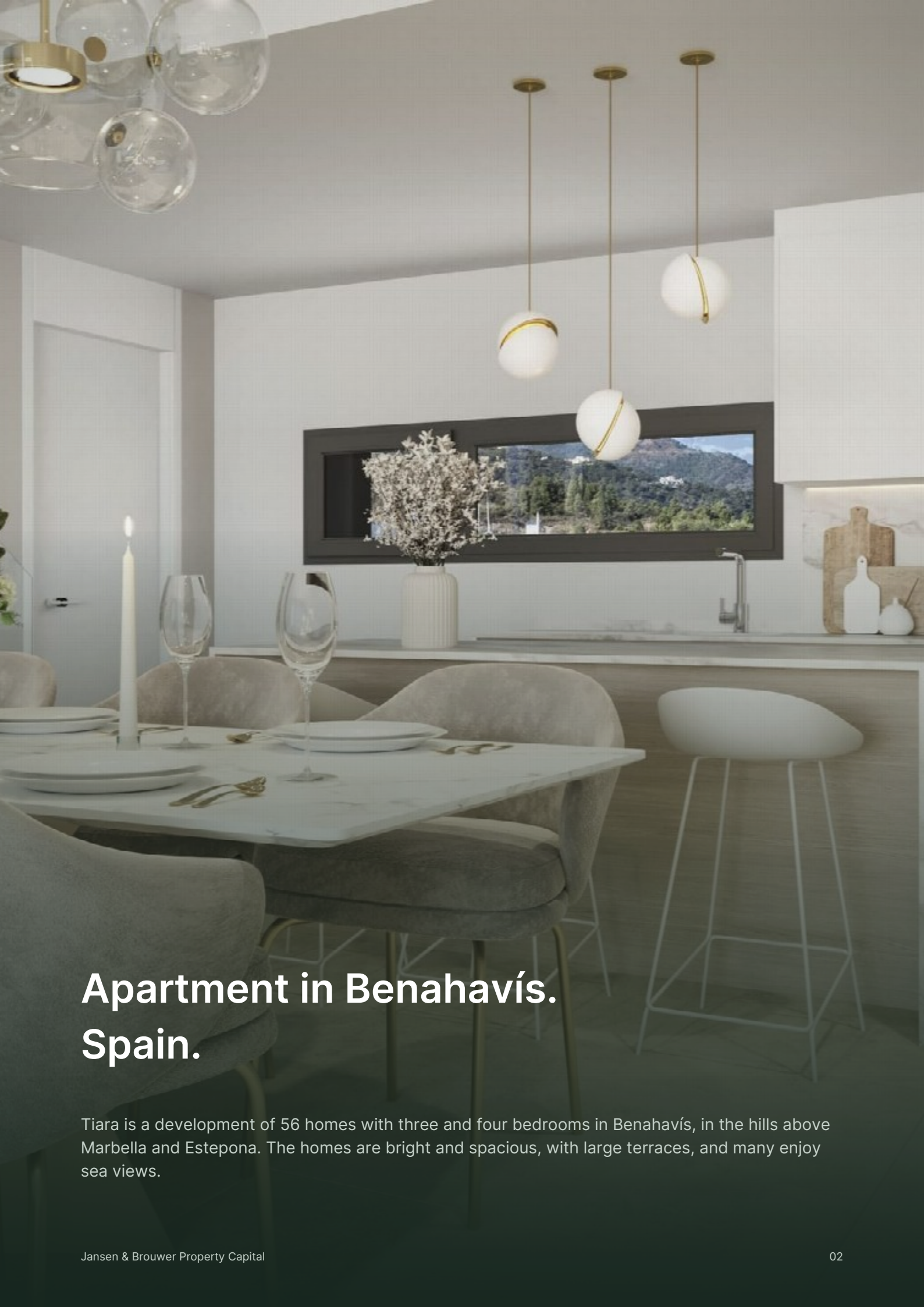


Apartment in Benahavís. Spain.

Tiara is a development of 56 homes with three and four bedrooms in Benahavís, in the hills above Marbella and Estepona. The homes are bright and spacious, with large terraces, and many enjoy sea views.

Tiara

Benahavís

Tiara is a development of 56 homes with three and four bedrooms in Benahavís, in the hills above Marbella and Estepona. The homes are bright and spacious, with large terraces, and many enjoy sea views. The communal facilities are extensive: an outdoor and an indoor swimming pool, gardens, a spa with gym and a coworking room. The development carries energy rating A. Every home includes a parking space and a storage room. Prices start at € 1.550.000 and in the current list of homes the range runs up to € 2.300.000. This home on the third floor has 3 bedrooms, 3 bathrooms and 321 sqm of built area (including terrace and share of communal areas). The terrace measures 145 sqm. A parking space and a storage room are included in the price. This home is priced at € 2.300.000 excluding 10 per cent IVA, or € 2.530.000 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	**321 m²**
Completion	**New build**
Asking price	**€2,300,000**
Reference	**rij3**

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 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

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%)	**€230,000**
Stamp duty (AJD 1.2%)	**€27,600**
Notary (official fees plus VAT)	**€1,493**
Land registry (official fees plus VAT)	**€857**
Legal support (1% plus VAT)	**€27,830**
Administrative agency (gestoría) and other costs (estimate)	**€500**
Total purchase costs	**€288,280**

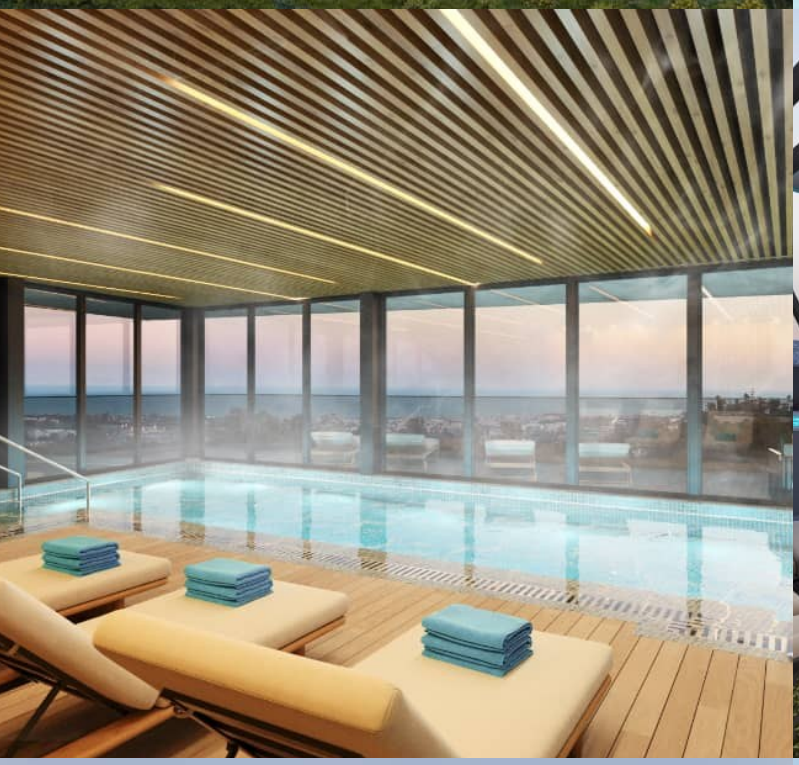
€2,588,280
TOTAL INVESTMENT

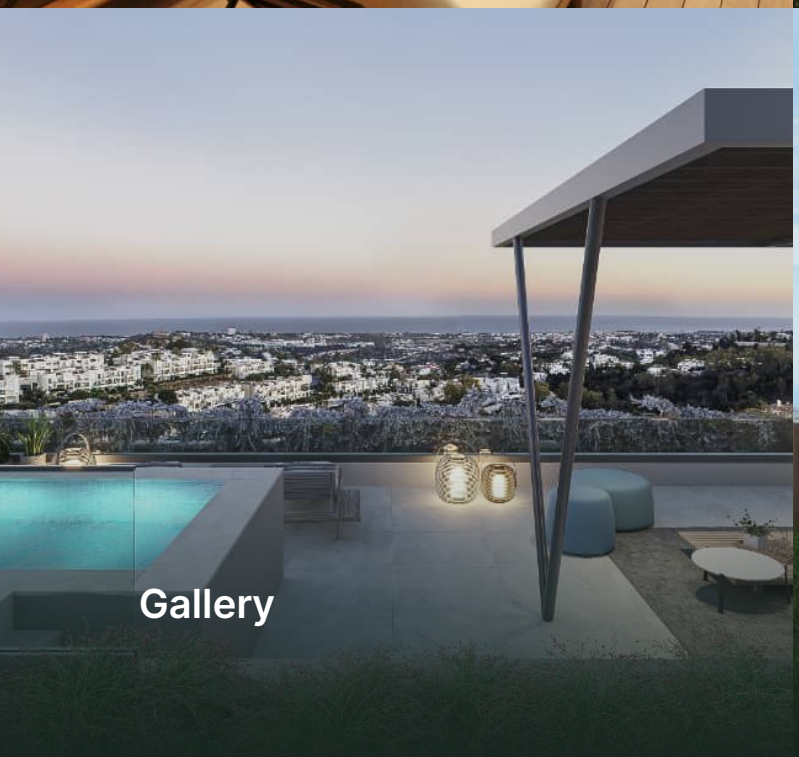
€288,280
PURCHASE COSTS

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

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.

€2,300,000
asking price

3
bedrooms

321 m²
living area

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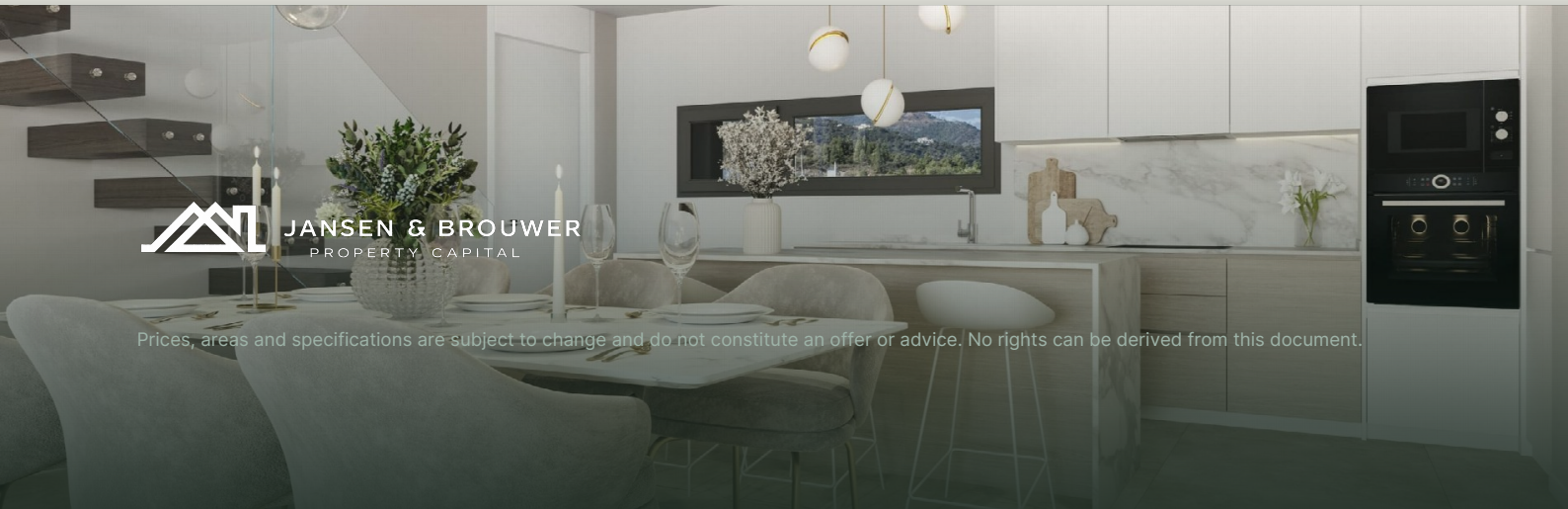

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