



JANSEN & BROUWER
PROPERTY CAPITAL

APARTMENT

Topacio IV 41B

1 bedrooms, 55 m² · Calpe

ASKING PRICE

€269,000

1

bedrooms

1

bathrooms

55 m²

living area

jbpropertycapital.com



Apartment in Calpe. Spain.

This apartment is in the Topacio IV building, on the front line of Playa de la Fossa beach in Calpe. The complex has its own pedestrian access to the sea, an exit onto the promenade and two communal swimming pools.

Topacio IV 41B

Calpe

This apartment is in the Topacio IV building, on the front line of Playa de la Fossa beach in Calpe. The complex has its own pedestrian access to the sea, an exit onto the promenade and two communal swimming pools. The home has a living room with dining area, a quiet double bedroom, a fully fitted open kitchen, a bathroom and a generous private terrace with views of the sea and the gardens. A lockable garage box in the same building is included, handy for a car, bicycles or surfboards. The apartment holds a valid tourist rental licence. The asking price of this home is € 269.000. For resale homes, transfer tax (ITP) and purchase costs come on top; we are happy to calculate the total for you.

Property type	Apartment
Bedrooms	1
Bathrooms	1
Living area	55 m²
Asking price	€269,000
Reference	41B



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 Calpe

Calpe is defined by the Peñón de Ifach, a rock of 332 metres rising straight out of the sea and protected as a natural park. Two beaches lie on either side, and between the rock and the town are the old salt pans where flamingos winter. The old fishermen's quarter with its painted houses lies inland.

Peñón de Ifach

rock of 332 metres, a protected natural park

Two beaches

Arenal-Bol and La Fossa on either side

Salt pans

with flamingos in the middle of town

Fishing harbour

daily fish auction and restaurants

Old town

painted houses of the fishermen's quarter

1 hour

to Alicante airport

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.

Transfer tax (ITP 9%)	€24,210
Notary (official fees plus VAT)	€675
Land registry (official fees plus VAT)	€325
Legal support (1% plus VAT)	€3,255
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€28,965

€297,965

TOTAL INVESTMENT

€28,965

PURCHASE COSTS

10.8%

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.

€269,000

asking price

1

bedrooms

55 m²

living area

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