



JANSEN & BROUWER
PROPERTY CAPITAL

TOWNHOUSE

Treetops 5

3 bedrooms, 309 m² · Marbella

ASKING PRICE

€1,295,000

3

bedrooms

3

bathrooms

309 m²

living area

502 m²

plot



Townhouse in Marbella. Spain.

Treetops 5 is a modern corner townhouse in the Treetops residential complex in Guadalmina Alta, near San Pedro de Alcántara in the municipality of Marbella. Built in 2022, it is in new condition and offered unfurnished.

Treetops 5

Marbella

Treetops 5 is a modern corner townhouse in the Treetops residential complex in Guadalmina Alta, near San Pedro de Alcántara in the municipality of Marbella. Built in 2022, it is in new condition and offered unfurnished. It has 3 bedrooms, 3 bathrooms and an area of 309 m², with 241 m² of terraces and a 502 m² plot. According to the documentation, the centre and boulevard of San Pedro de Alcántara are a few minutes away. Golf courses surround the area; the beach and Puerto Banús are close by. The ground floor has an open-plan living and dining room with a high ceiling and an open kitchen with built-in appliances. Large sliding doors lead to the terrace, the south-facing garden and the private swimming pool.

Property type	Townhouse
Bedrooms	3
Bathrooms	3
Living area	309 m²
Plot	502 m²
Completion	New build
Asking price	€1,295,000
Reference	JBN-81ECA



Treetops 5

Upstairs are the bedrooms, including the master bedroom with its own bathroom, some with access to a terrace; the solarium is on the level above. The basement holds a garage and a flexible room that could serve as a gym, cinema room or office. The house has underfloor heating with an aerothermal system and large-format porcelain floor tiles. The complex has communal gardens and swimming pools. The asking price of this home is € 1.295.000. 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.



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 Marbella

Marbella combines a historic centre around the Plaza de los Naranjos with the Puerto Banús marina and the villa districts of the Golden Mile. La Concha, a mountain of 1,215 metres, stands right behind the town and is visible from almost every terrace. More than fifteen golf courses surround the municipality.

27 km

of coastline with beaches and beach clubs

15+ golf courses

including Aloha, Los Naranjos and Santa Clara

Puerto Banús

marina with shops and restaurants

Casco Antiguo

old town around the Plaza de los Naranjos

La Concha

the local mountain, 1,215 metres

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%)	€129,500
Stamp duty (AJD 1.2%)	€15,540
Notary (official fees plus VAT)	€1,128
Land registry (official fees plus VAT)	€614
Legal support (1% plus VAT)	€15,670
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€162,952

€1,457,952

TOTAL INVESTMENT

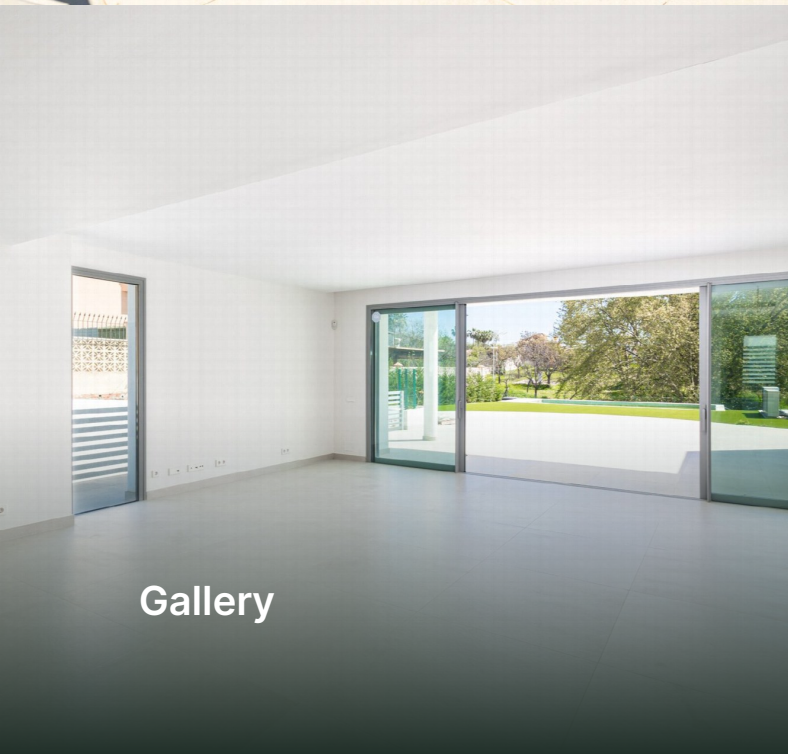
€162,952

PURCHASE COSTS

12.6%

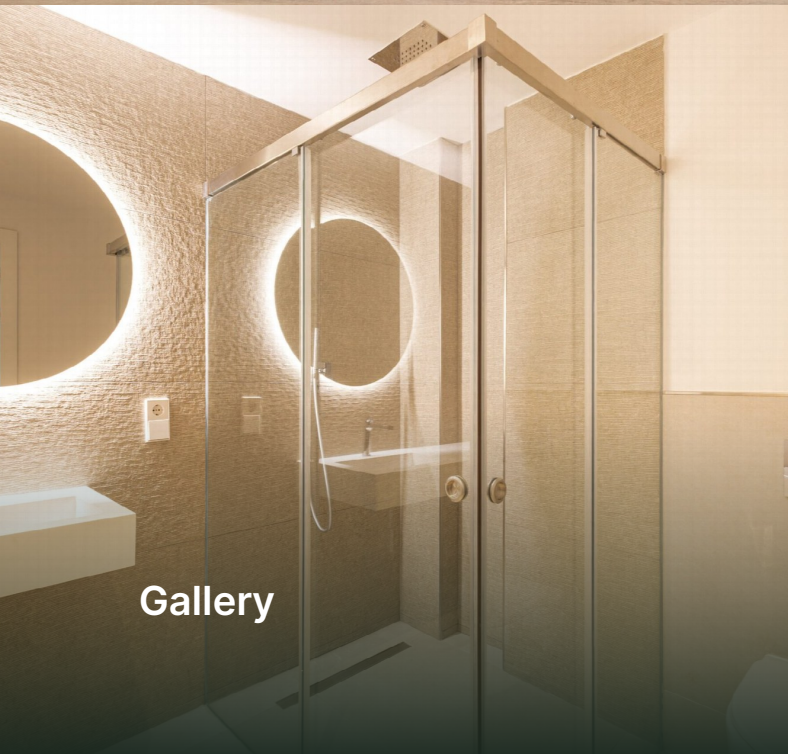
OF THE PURCHASE PRICE

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.

€1,295,000

asking price

3

bedrooms

309 m²

living area

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