



JANSEN & BROUWER
PROPERTY CAPITAL

APARTMENT

Victoria Hills

3 bedrooms, 112 m² · Rincón de la Victoria

ASKING PRICE

€487,000

3

bedrooms

2

bathrooms

112 m²

living area



Apartment in Rincón de la Victoria. Spain.

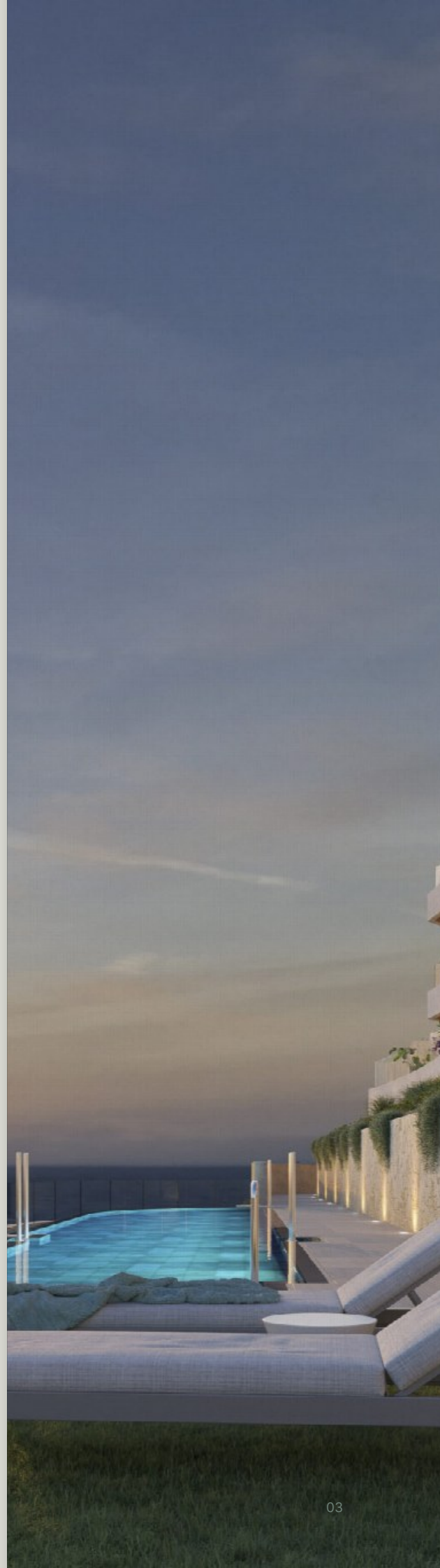
Victoria Hills sits on a hillside in Rincón de la Victoria, a few minutes from Málaga, and offers apartments with two and three bedrooms.

Victoria Hills

Rincón de la Victoria

Victoria Hills sits on a hillside in Rincón de la Victoria, a few minutes from Málaga, and offers apartments with two and three bedrooms. The design is built around light, warm materials and views: the ground floor homes have generous private terraces and the penthouses a solarium looking out to sea. The development has a swimming pool, a sun terrace and landscaped gardens. Rincón de la Victoria combines peace and nature with the city close by, with wide beaches, cliff top walking paths, golf and good restaurants. Every home includes a storage room and a parking space. Payment is made in three steps: a reservation of € 6.000, 30 per cent on signing the purchase contract and 70 per cent at the notarial deed, each plus IVA. Prices start at € 360.000 and in the current list of homes the range runs up to € 506.000. This home, reference 12B, has 3 bedrooms, 2 bathrooms and 112 sqm of built area, with a storage room and a parking space. This home is priced at € 487.000 excluding 10 per cent IVA, or € 535.700 including IVA. Purchase costs come on top; we are happy to calculate the total for you.

Property type	Apartment
Bedrooms	3
Bathrooms	2
Living area	112 m²
Completion	New build
Asking price	€487,000
Reference	12B



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 Rincón de la Victoria

Rincón de la Victoria lies directly east of Málaga. The municipality has three coastal districts, from La Cala del Moral to Torre de Benagalbón, and the village of Benagalbón inland. A walking and cycling path follows the old railway to Vélez-Málaga along the coast, through the El Cantal tunnels opened in 1908.

Cueva del Tesoro

cave of marine origin with prehistoric rock art

Vía Verde

8 km coastal path through three railway tunnels

Añoreta Golf

18 holes, par 72, ten minutes away

10 to 15 min

to the beach at Torre de Benagalbón

25 to 35 min

to the centre of Málaga

35 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%)	€48,700
Stamp duty (AJD 1.2%)	€5,844
Notary (official fees plus VAT)	€807
Land registry (official fees plus VAT)	€404
Legal support (1% plus VAT)	€5,893
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€62,148

€549,148

TOTAL INVESTMENT

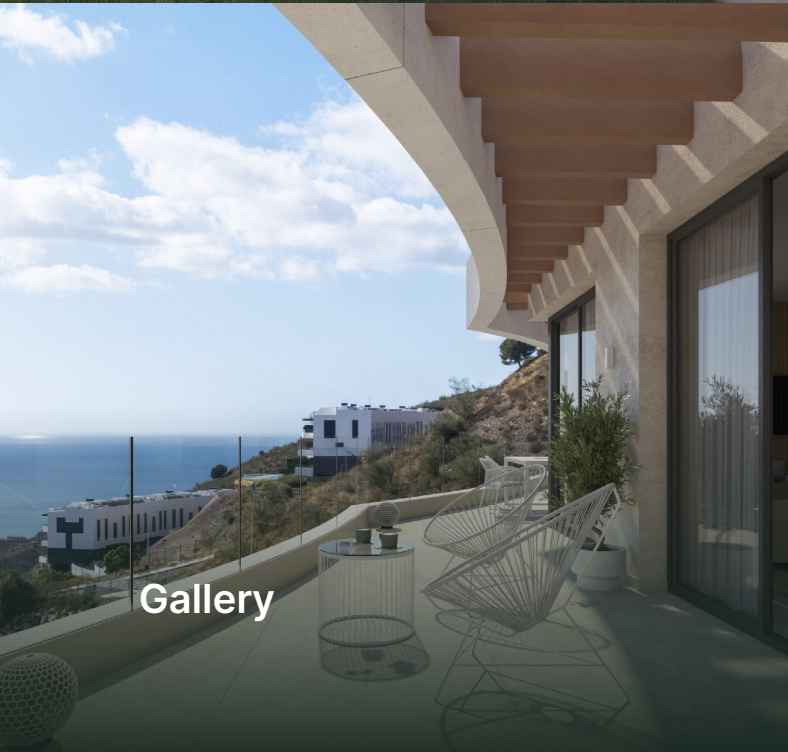
€62,148

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.



Gallery



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.

€487,000

asking price

3

bedrooms

112 m²

living area

Jordy Brouwer

Property & deals

+31 6 40043122

Sven Jansen

Investments & advice

+31 6 40258095

info@jbpropertycapital.com · jbpropertycapital.com



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