



JANSEN & BROUWER  
PROPERTY CAPITAL

APARTMENT

# Victoria Hills

2 bedrooms, 90 m<sup>2</sup> · Rincón de la Victoria

ASKING PRICE

€360,000

2

bedrooms

2

bathrooms

90 m<sup>2</sup>

living area



# Apartment in Rincón de la Victoria. Spain.

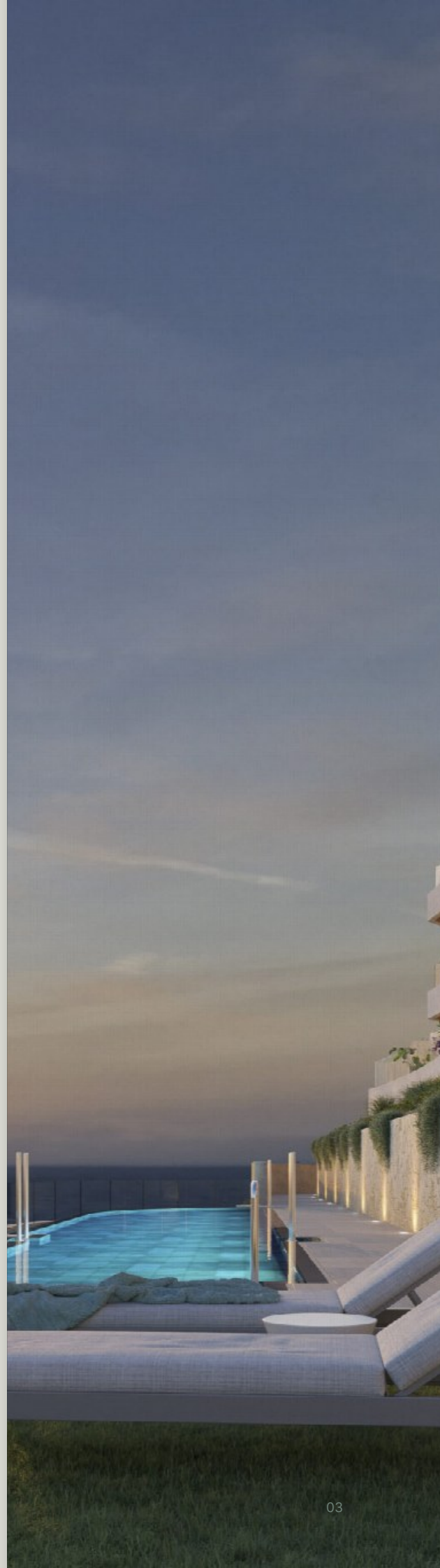
Victoria Hills sits on a hillside in Rincón de la Victoria, a few minutes from Málaga, and offers apartments with two and three bedrooms.

# 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. The prices shown exclude 10 per cent IVA and purchase costs. We are happy to calculate the total for you.

|               |                  |
|---------------|------------------|
| Property type | <b>Apartment</b> |
| Bedrooms      | <b>2</b>         |
| Bathrooms     | <b>2</b>         |
| Living area   | <b>90 m²</b>     |
| Completion    | <b>New build</b> |
| Asking price  | <b>€360,000</b>  |
| Reference     | <b>30B</b>       |



# 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%)                                               | €36,000 |
| Stamp duty (AJD 1.2%)                                       | €4,320  |
| Notary (official fees plus VAT)                             | €731    |
| Land registry (official fees plus VAT)                      | €358    |
| Legal support (1% plus VAT)                                 | €4,356  |
| Administrative agency (gestoría) and other costs (estimate) | €500    |
| Total purchase costs                                        | €46,265 |

**€406,265**

TOTAL INVESTMENT

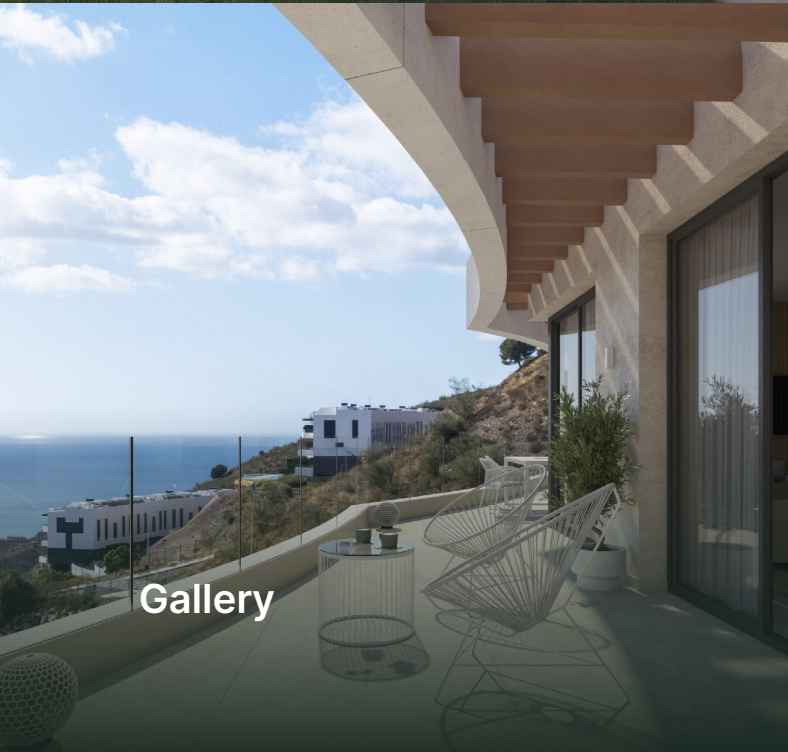
**€46,265**

PURCHASE COSTS

**12.9%**

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.

**€360,000**

asking price

**2**

bedrooms

**90 m<sup>2</sup>**

living area

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