



JANSEN & BROUWER
PROPERTY CAPITAL

VILLA

Villa Allure

6 bedrooms, 1,347 m² · Marbella

ASKING PRICE

€13,950,000

6

bedrooms

6

bathrooms

1,347 m²

living area

2,000 m²

plot



Villa in Marbella. Spain.

Villa Allure is set in Cascada de Camoján, a gated community with 24-hour security at the foot of Sierra Blanca, on Marbella's Golden Mile. Designed by architect Miguel Tobal, the residence pairs contemporary architecture with Mediterranean character.

Villa Allure

Marbella

Villa Allure is set in Cascada de Camoján, a gated community with 24-hour security at the foot of Sierra Blanca, on Marbella's Golden Mile. Designed by architect Miguel Tobal, the residence pairs contemporary architecture with Mediterranean character. It faces south and overlooks the Mediterranean coastline and the green landscape around it, with sea views from the living areas and from the private terrace of the principal suite. The villa has six bedrooms, six bathrooms and two guest toilets, with 1,079 sqm built and 268 sqm of terraces, 1,347 sqm in total, on a 2,000 sqm plot. A double-height entrance leads to open-plan living and dining areas and a Modulnova kitchen with Gaggenau appliances. The lower level holds a heated indoor pool, hammam, sauna, gym, bar and games room. A private lift, smart home system, landscaped garden with a large pool and a garage for six cars complete the home. The asking price of this home is € 13.950.000. 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.

Property type	Villa
Bedrooms	6
Bathrooms	6
Living area	1,347 m²
Plot	2,000 m²
Asking price	€13,950,000
Reference	JBP-CEF5D



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.

Transfer tax (ITP 7%)	€976,500
Notary (official fees plus VAT)	€5,722
Land registry (official fees plus VAT)	€2,715
Legal support (1% plus VAT)	€168,795
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€1,154,232

€15,104,232

TOTAL INVESTMENT

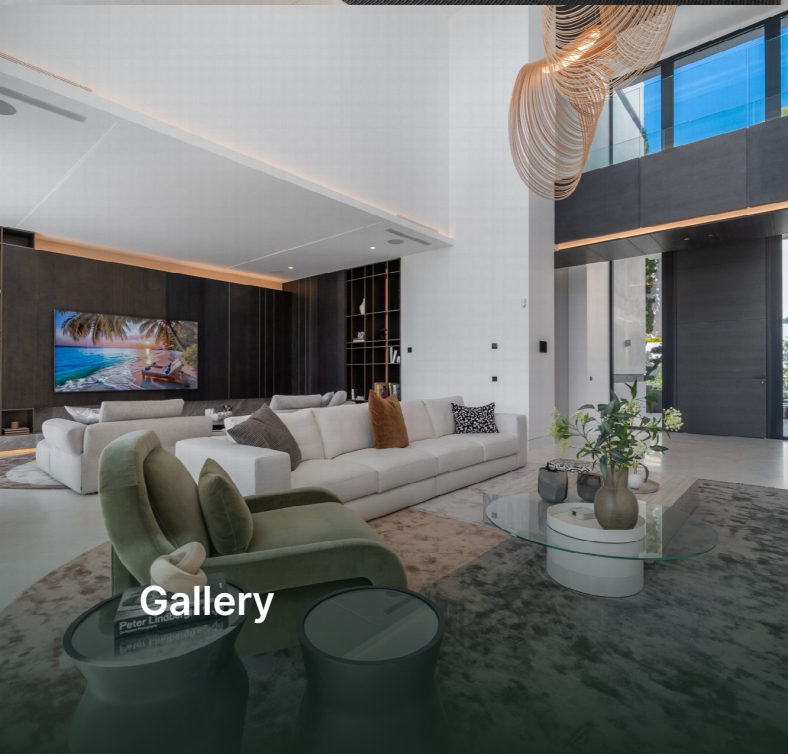
€1,154,232

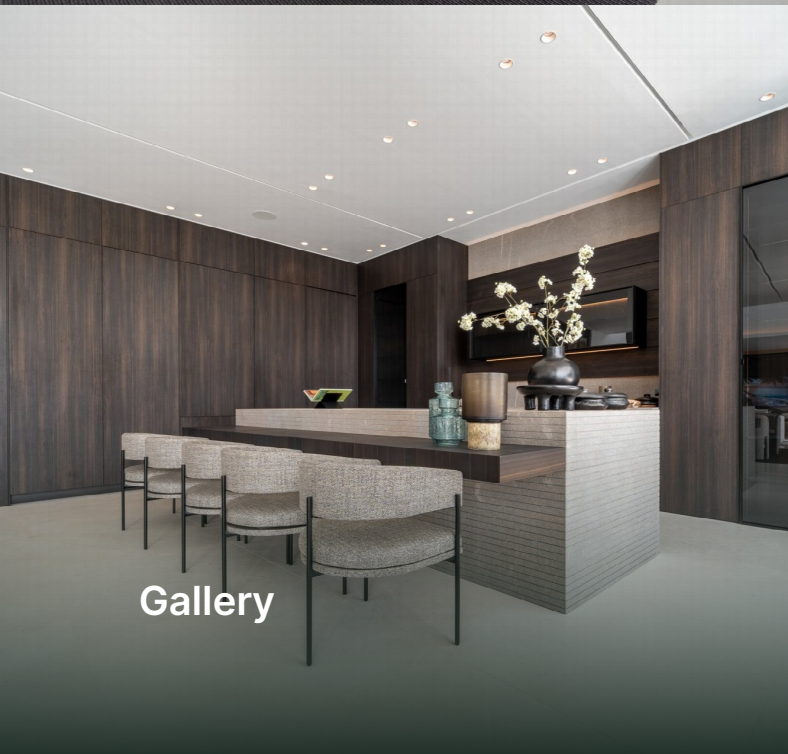
PURCHASE COSTS

8.3%

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.

€13,950,000

asking price

6

bedrooms

1,347 m²

living area

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