



JANSEN & BROUWER
PROPERTY CAPITAL

VILLA

Villa Amilia

3 bedrooms, 286 m² · Moraira

ASKING PRICE

€1,095,000

3

bedrooms

2

bathrooms

286 m²

living area



Villa in Moraira. Spain.

Villa Amilia is a contemporary new build villa in Benimeit, one of Moraira's quietest and most sought after residential areas. Construction has started.

Villa Amilia

Moraira

Villa Amilia is a contemporary new build villa in Benimeit, one of Moraira's quietest and most sought after residential areas. Construction has started. Moraira's beaches and coves, known for their clear water, are a few minutes away. The villa will have 286 sqm of built area on a plot of 800 sqm, with three bedrooms, two bathrooms, an open living room with large windows, an integrated kitchen and generous terraces. Outside there is a private pool with relaxation areas and mountain views, and there are two parking spaces. The asking price of this home is € 1.095.000. We confirm what the price includes, such as IVA, and are happy to calculate the total including purchase costs for you.

Property type	Villa
Bedrooms	3
Bathrooms	2
Living area	286 m²
Completion	New build
Asking price	€1,095,000
Reference	AMILIA



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 Moraira

Moraira is the coastal part of the Teulada municipality and has deliberately stayed low rise: no apartment blocks on the water, but a marina, a castle on the beach and a string of coves. El Portet is the best known. Inland lie the vineyards of the Teulada muscatel.

El Portet

sheltered cove with a sandy beach

Marina

berths and waterfront restaurants

Castle

eighteenth century fort on the beach

Low rise

no high rise along the coastline

Vineyards

Teulada muscatel inland

1 hr 15

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.

VAT (IVA 10%)	€109,500
Stamp duty (AJD 1.4%)	€15,330
Notary (official fees plus VAT)	€1,056
Land registry (official fees plus VAT)	€565
Legal support (1% plus VAT)	€13,250
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€140,201

€1,235,201

TOTAL INVESTMENT

€140,201

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.



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.

€1,095,000

asking price

3

bedrooms

286 m²

living area

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