



JANSEN & BROUWER
PROPERTY CAPITAL

VILLA

Villa Azure

6 bedrooms, 831 m² · Fuengirola

ASKING PRICE

€3,890,000

6

bedrooms

6

bathrooms

831 m²

living area

1,160 m²

plot



Villa in Fuengirola. Spain.

Villa Azure is a villa under construction in El Higuero, between Fuengirola and Benalmádena on the Costa del Sol. The house will have 6 bedrooms and 6 bathrooms across several levels, with a built area of 831 m² on a plot of 1160 m².

Villa Azure

Fuengirola

Villa Azure is a villa under construction in El Higuierón, between Fuengirola and Benalmádena on the Costa del Sol. The house will have 6 bedrooms and 6 bathrooms across several levels, with a built area of 831 m² on a plot of 1160 m². It faces south and will have 233 m² of terraces, a garden and a private infinity pool. The stated year of construction is 2026. All images are computer renderings: the villa has not yet been completed. The main floor will have an open-plan living and dining area with adjoining kitchen and sliding glass doors onto covered terraces, the garden and the pool. Upstairs are bedrooms, including the principal bedroom with dressing room and its own terrace with coastal views.

Property type	Villa
Bedrooms	6
Bathrooms	6
Living area	831 m²
Plot	1,160 m²
Completion	New build
Asking price	€3,890,000
Reference	JBN-D3B39



Villa Azure

The lower level will have a wellness area with sauna and Turkish bath, a flexible room, a garage for several cars and storage. A solarium is planned on the roof. The façades will be in natural stone, concrete and timber. According to the documentation, Málaga airport is 15 minutes away and Marbella about 25; the beaches of Carvajal and Fuengirola and several golf courses are nearby. The asking price of this home is € 3.890.000. 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 Costa del Sol

The entire coast of Málaga province belongs to the Costa del Sol: more than 150 km from Nerja in the east to Manilva in the west, with white villages in the hills behind. The weather station at Málaga airport records on average more than 2,900 hours of sunshine a year. From that airport you can fly direct to the Netherlands and Belgium all year round.

2,900+ hours

of sunshine a year, measured at Málaga airport

70+ golf courses

spread across Málaga province

Airport

direct to the Netherlands and Belgium, all year

White villages

Mijas, Casares and Frigiliana in the hills

150+ km

of coast, from Nerja in the east to Manilva

AVE

high-speed train from Málaga to Madrid

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%)	€389,000
Stamp duty (AJD 1.2%)	€46,680
Notary (official fees plus VAT)	€2,070
Land registry (official fees plus VAT)	€1,242
Legal support (1% plus VAT)	€47,069
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€486,561

€4,376,561

TOTAL INVESTMENT

€486,561

PURCHASE COSTS

12.5%

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.

€3,890,000

asking price

6

bedrooms

831 m²

living area

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