



JANSEN & BROUWER
PROPERTY CAPITAL

VILLA

Villa Mia

6 bedrooms, 941 m² · Marbella

ASKING PRICE

€9,450,000

6

bedrooms

6

bathrooms

941 m²

living area

1,612 m²

plot



Villa in Marbella. Spain.

Villa Mia is a contemporary new-build villa, currently under construction, in Las Brisas, a residential area in the golf valley of Nueva Andalucía, Marbella.

Villa Mia

Marbella

Villa Mia is a contemporary new-build villa, currently under construction, in Las Brisas, a residential area in the golf valley of Nueva Andalucía, Marbella. Facing east, it looks out over the Mediterranean Sea and the mountain of La Concha, with completion expected between March and May 2027. The property has two separate entrances, one with direct vehicle access from the road and a main entrance on a parallel street, which adds privacy on arrival. The villa has six bedrooms, six bathrooms and a guest toilet across several levels linked by a lift, with 941 sqm in total on a 1,612 sqm plot. The main floor holds open-plan living and dining areas, a high-spec kitchen and the principal suite, while upstairs three suites open onto private terraces.

Property type	Villa
Bedrooms	6
Bathrooms	6
Living area	941 m²
Plot	1,612 m²
Completion	New build
Asking price	€9,450,000
Reference	JBP-11946



Villa Mia

The lower level adds two suites, a cinema room, wine cellar, gym and a spa with sauna and hammam. An infinity pool, outdoor kitchen and five-car garage complete the property. The asking price of this home is € 9.450.000. 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 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.

VAT (IVA 10%)	€945,000
Stamp duty (AJD 1.2%)	€113,400
Notary (official fees plus VAT)	€4,089
Land registry (official fees plus VAT)	€2,587
Legal support (1% plus VAT)	€114,345
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€1,179,921

€10,629,921

TOTAL INVESTMENT

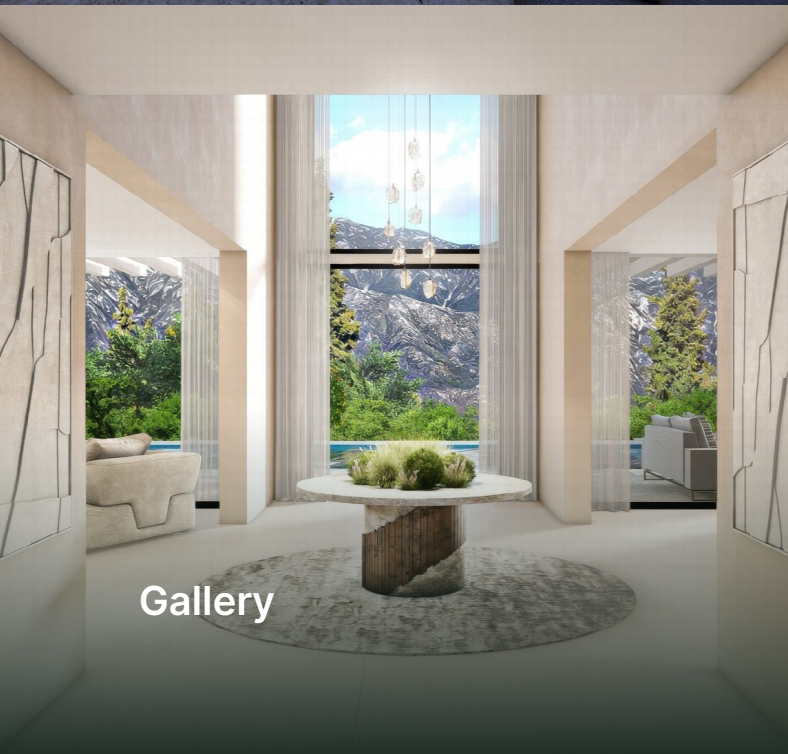
€1,179,921

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.

€9,450,000

asking price

6

bedrooms

941 m²

living area

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