



JANSEN & BROUWER  
PROPERTY CAPITAL

VILLA

# Villa in Calpe

3 bedrooms, 165 m<sup>2</sup> · Calpe

ASKING PRICE

## €1,525,000

3

bedrooms

2

bathrooms

165 m<sup>2</sup>

living area



# Villa in Calpe. Spain.

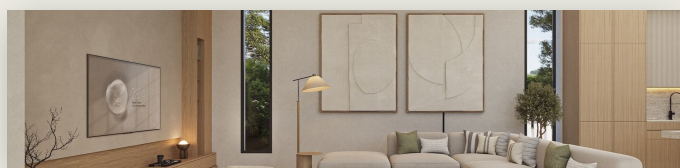
This luxury villa is located in Calpe, in the heart of the Costa Blanca Norte. The project is designed with attention to quality of life, comfort and modern finishes, offering an ideal balance between tranquility, leisure and proximity to all amenities.

# Villa in Calpe

Calpe

This luxury villa is located in Calpe, in the heart of the Costa Blanca Norte. The project is designed with attention to quality of life, comfort and modern finishes, offering an ideal balance between tranquility, leisure and proximity to all amenities. The villa features 3 bedrooms, 2 bathrooms and a living area ranging from 165 to 800 m<sup>2</sup>. The property is equipped with high-quality finishes, an open kitchen and large windows that ensure optimal natural light. The location combines proximity to beaches, golf courses and shopping centres with a quiet and secure living environment. An excellent choice as a permanent residence, holiday home or investment on the Spanish Mediterranean coast. For complete specifications, floor plans and available units, please refer to the downloadable brochure or contact us for a no-obligation consultation.

|               |                          |
|---------------|--------------------------|
| Property type | <b>Villa</b>             |
| Bedrooms      | <b>3</b>                 |
| Bathrooms     | <b>2</b>                 |
| Living area   | <b>165 m<sup>2</sup></b> |
| Completion    | <b>New build</b>         |
| Asking price  | <b>€1,525,000</b>        |
| Reference     | <b>JB-52619</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 · FEATURES

## What this property offers

- Child-friendly
- Near airport
- Near golf
- Countryside
- Near school
- Near hospital
- Residential area
- Near restaurants
- Near sports complex
- Near the sea
- Near train station
- Near shops
- Kettle
- Alarm system
- Video intercom
- Fully fitted kitchen



#### 04 · THE AREA

## What you will find around Calpe

Calpe is defined by the Peñón de Ifach, a rock of 332 metres rising straight out of the sea and protected as a natural park. Two beaches lie on either side, and between the rock and the town are the old salt pans where flamingos winter. The old fishermen's quarter with its painted houses lies inland.

### Peñón de Ifach

rock of 332 metres, a protected natural park

### Two beaches

Arenal-Bol and La Fossa on either side

### Salt pans

with flamingos in the middle of town

### Fishing harbour

daily fish auction and restaurants

### Old town

painted houses of the fishermen's quarter

### 1 hour

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%)                                               | €152,500 |
| Stamp duty (AJD 1.4%)                                       | €21,350  |
| Notary (official fees plus VAT)                             | €1,212   |
| Land registry (official fees plus VAT)                      | €669     |
| Legal support (1% plus VAT)                                 | €18,452  |
| Administrative agency (gestoría) and other costs (estimate) | €500     |
| Total purchase costs                                        | €194,683 |

**€1,719,683**

TOTAL INVESTMENT

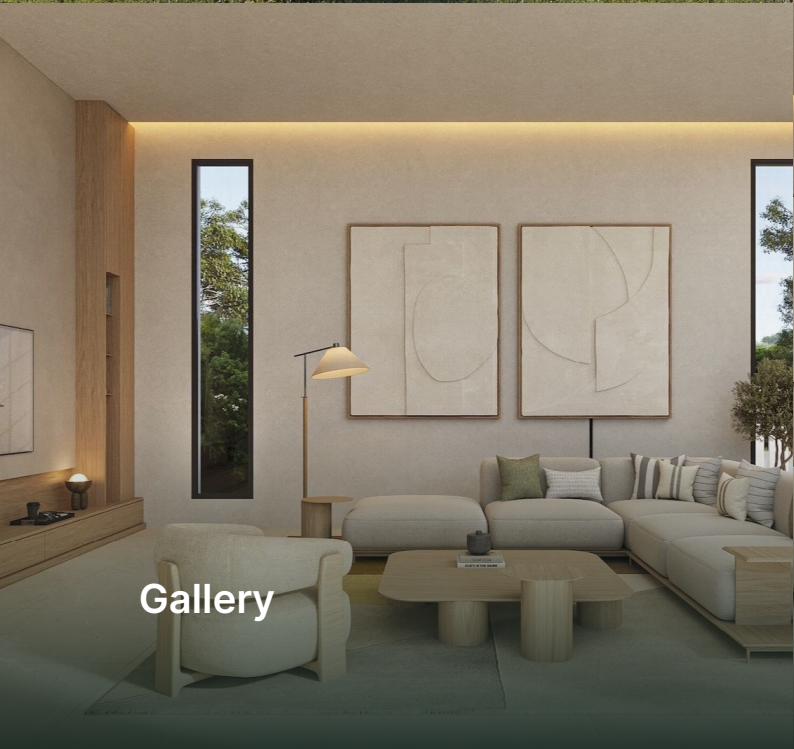
**€194,683**

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.



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.

**€1,525,000**

asking price

**3**

bedrooms

**165 m<sup>2</sup>**

living area

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