

# Manilva

## Apartment / Apartamento

€399,000

Ref: X22330



2



2



222 m<sup>2</sup>



✓



✓



Consumption  
B

Emissions  
B

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## **Property Purchase Expenses**

Property price .....	€399,000 (£341,225)
Transfer tax 7% .....	€27,930 (£23,886)
Notary fees (approx) .....	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx) .....	€1,500 (£1,283)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,566)
Remainder of deposit to 10% .....	€36,900 (£31,557)
Final Payment of 90% on completion ....	€359,100 (£307,102)

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## **Description**

### **PENTHOUSE WITH SEA AND MARINA VIEWS IN MANILVA**

This bright south-facing penthouse in Manilva offers an excellent opportunity for those seeking comfort, beautiful views, and a prime location on the Costa del Sol. Featuring two bedrooms and two bathrooms, the property is in excellent condition and ready to move into and enjoy from day one. Large windows frame open views of the sea, La Duquesa Marina, and the surrounding mountains, filling the living space with natural light and a sense of calm. Its south-facing orientation ensures warmth and sunlight throughout the year, perfect for those who appreciate a cozy, sunlit home. Just 4 minutes from La Duquesa Marina, 15 minutes from Estepona, and 39 minutes from Gibraltar Airport, the location is ideal for both daily living and weekend getaways. The complex includes a communal swimming pool and a well-equipped gym, providing convenience and relaxation without ever leaving home. Additional features include air conditioning, wall-integrated lighting with dimmer control, and a B-rated energy certificate, ensuring both comfort and efficiency. A private garage space and storage room are included in the price, adding practical value. Perfect for buyers looking for a well-connected, easy-to-maintain home by the sea, offering peace of mind, scenic views, and a relaxed coastal lifestyle.

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible