



JANSEN & BROUWER
PROPERTY CAPITAL

NEW DEVELOPMENT

Alonia Manilva

Apartment, 2 to 3 bedrooms · Manilva

FROM

€298,000

12

available

2 to 3

bedrooms

106 to 144 m²

living area

jbpropertycapital.com



Alonia Manilva. Manilva.

Alonia Manilva is a new development of 105 apartments and penthouses with two and three bedrooms in La Duquesa, in the municipality of Manilva in the province of Málaga.

Alonia Manilva

Manilva

Alonia Manilva is a new development of 105 apartments and penthouses with two and three bedrooms in La Duquesa, in the municipality of Manilva in the province of Málaga. It lies next to the La Duquesa golf course and consists of two phases: 60 homes in the first phase and 45 homes in the second. The homes have spacious terraces with views of the sea and the golf course, and each has a parking space and a storage room in the basement.

The development is fully enclosed and fenced, with landscaped gardens, a communal outdoor swimming pool with saline chlorination and a gourmet room.

Property type	Apartment
Units available	12
Bedrooms	2 to 3
Bathrooms	2
Living area	106 to 144 m ²
Price from	€298,000
Price to	€622,000



Alonia Manilva

The homes come with a fitted kitchen with appliances, aerothermal hot water and ducted air conditioning in the living room and bedrooms. La Duquesa marina and beach are less than a kilometre away and the A-7 is close by. Construction of the first phase has started and the second phase is on sale. Prices start at € 298.000 and in the current list of homes the range runs up to € 622.000.

The prices shown come from the current list of available homes. New builds in Spain are normally subject to 10 per cent IVA on top, plus purchase costs. We confirm for each home what the price includes 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.

What the purchase costs beyond the price

The tax rates are those of Andalusia, calculated on the lowest price in this development. Notary and land registry follow the official fee scale (arancel); legal support and the other costs are estimates.

VAT (IVA 10%)	€29,800
Stamp duty (AJD 1.2%)	€3,576
Notary (official fees plus VAT)	€693
Land registry (official fees plus VAT)	€336
Legal support (1% plus VAT)	€3,606
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€38,511

€336,511

TOTAL INVESTMENT

€38,511

PURCHASE COSTS

12.9%

OF THE PURCHASE PRICE

Example calculation at the lowest price in this development, 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. No rights can be derived from this calculation.



04 · THE AREA

What you will find around Manilva

Manilva sits at the westernmost tip of Málaga province, between Estepona and Gibraltar. It is one of the few places on this coast where wine is still genuinely grown: the muscatel vineyards run almost down to the sea. On the coast lie the Duquesa marina and the beach town of Sabinillas.

Duquesa

marina with restaurants and berths

Vineyards

muscatel grown almost down to the coast

Roman baths

the sulphur springs of Hedionda

Sabinillas

beach promenade with a weekly market

25 min

to Gibraltar and its airport

15 min

to the centre of Estepona



We guide your purchase, from first viewing to the keys.

Would you like the availability, floor plans and payment schedule for this development? Please get in touch. We will send the full documentation and arrange a viewing if you wish.

€298,000

price from

12

units

106 to 144 m²

living area

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