



JANSEN & BROUWER
PROPERTY CAPITAL

NEW DEVELOPMENT

Amphora Beach Residence Fase IV

Apartment, 2 to 3 bedrooms · Manilva

FROM

€350,000

19

available

2 to 3

bedrooms

100 to 136 m²

living area

jbpropertycapital.com



Amphora Beach Residence Fase IV. Manilva.

Amphora Beach Residence sits right on the coast near Manilva, on the New Golden Mile, on a site of more than 14,000 sqm. This fourth phase consists of homes with two or three bedrooms, with sea views, a parking space and communal gardens.

Amphora Beach Residence Fase IV

Manilva

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The sea is the nearest neighbour: the beach is within walking distance and the surroundings are quiet and green. Completion is scheduled for the second quarter of 2027 and prices start at € 350.000. In the developer's current price list the range runs up to € 730.000.

The price shown is the developer's starting price, excluding 10 per cent IVA and purchase costs. We are happy to calculate the total for you.

Property type	Apartment
Units available	19
Bedrooms	2 to 3
Bathrooms	2
Living area	100 to 136 m²
Price from	€350,000
Price to	€730,000



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%)	€35,000
Stamp duty (AJD 1.2%)	€4,200
Notary (official fees plus VAT)	€724
Land registry (official fees plus VAT)	€355
Legal support (1% plus VAT)	€4,235
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€45,014

€395,014

TOTAL INVESTMENT

€45,014

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

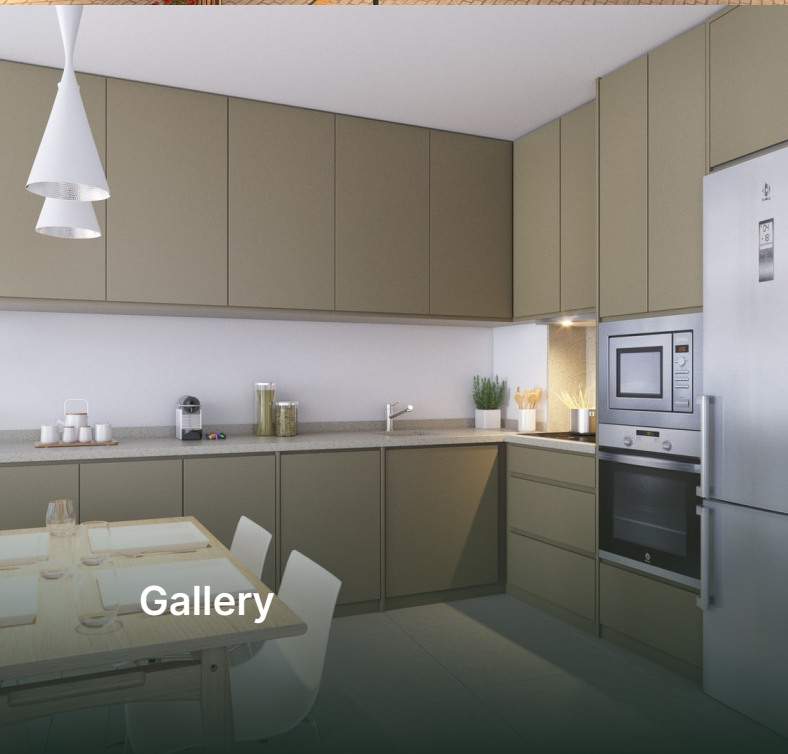
beach promenade with a weekly market

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.

€350,000

price from

19

units

100 to 136 m²

living area

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Prices, areas and specifications are indicative and subject to change. No rights can be derived from this brochure.