



JANSEN & BROUWER
PROPERTY CAPITAL

NEW DEVELOPMENT

Blue Marine

Townhouse, 4 bedrooms · Manilva

FROM

€465,000

2

available

4

bedrooms

163 m²

living area

jbpropertycapital.com



Blue Marine. Manilva.

Blue Marine consists of forty terraced and semi detached homes with three or four bedrooms near Manilva, with generous terraces and views across the Mediterranean. The corner homes have a larger garden and their own pool.

Blue Marine

Manilva

Blue Marine consists of forty terraced and semi detached homes with three or four bedrooms near Manilva, with generous terraces and views across the Mediterranean. The corner homes have a larger garden and their own pool. Every home comes with a parking space, included in the price.

The communal area has an outdoor and an indoor pool, a coworking space and a gym. Sotogrande, golf courses and marinas are nearby, and Gibraltar airport is a fifteen minute drive. The development is in pre sale and prices start at € 465.000.

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	Townhouse
Units available	2
Bedrooms	4
Bathrooms	3
Living area	163 m²
Price from	€465,000



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%)	€46,500
Stamp duty (AJD 1.2%)	€5,580
Notary (official fees plus VAT)	€794
Land registry (official fees plus VAT)	€397
Legal support (1% plus VAT)	€5,626
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€59,397

€524,397

TOTAL INVESTMENT

€59,397

PURCHASE COSTS

12.8%

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



Gallery



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.

€465,000

price from

2

units

163 m²

living area

Jordy Brouwer

Property & deals

+31 6 40043122

Sven Jansen

Investments & advice

+31 6 40258095

info@jbpropertycapital.com · jbpropertycapital.com



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