



JANSEN & BROUWER
PROPERTY CAPITAL

NEW DEVELOPMENT

Nubay

Apartment, 3 bedrooms · Manilva

FROM

€1,325,000

8

available

3

bedrooms

122 to 175 m²

living area

jbpropertycapital.com



Nubay. Manilva.

Nubay is a new-build development on the coast of Manilva, on the Costa del Sol. It comprises 71 homes: 66 apartments and penthouses with two, three or four bedrooms, plus five villas.

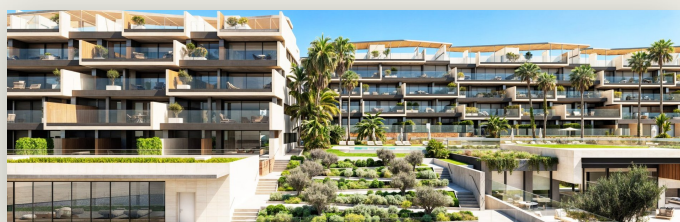
Nubay

Manilva

Nubay is a new-build development on the coast of Manilva, on the Costa del Sol. It comprises 71 homes: 66 apartments and penthouses with two, three or four bedrooms, plus five villas. The site is in La Chullera, around 100 metres from the beach, with a public green area of 13,500 m² between the buildings and the sea. Estepona and Sotogrande are about 15 minutes away by car, and Marbella about 35 minutes.

The apartments are spread over seven blocks and have large terraces with sea views; the penthouses also have a private rooftop solarium. Residents share 5,000 m² of gardens, communal saltwater pools for adults and children, a spa with sauna and hammam, a gym, a coworking space and a communal room with billiards.

Property type	Apartment
Units available	8
Bedrooms	3
Bathrooms	2 to 3
Living area	122 to 175 m²
Price from	€1,325,000
Price to	€2,300,000



Nubay

Homes come with underfloor heating run on an aerothermal system, home automation, ceramic floor tiles and a fitted kitchen with appliances. Access is through a security gate with video surveillance. Construction is under way and delivery is expected in summer 2027. Prices start at € 1.325.000 and in the current list of homes the range runs up to € 2.300.000.

The prices shown exclude 10 per cent IVA and purchase costs. We 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%)	€132,500
Stamp duty (AJD 1.2%)	€15,900
Notary (official fees plus VAT)	€1,139
Land registry (official fees plus VAT)	€621
Legal support (1% plus VAT)	€16,032
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€166,692

€1,491,692

TOTAL INVESTMENT

€166,692

PURCHASE COSTS

12.6%

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.

€1,325,000 **8**

price from

units

122 to 175 m²

living area

Jordy Brouwer

Property & deals

+31 6 40043122

Sven Jansen

Investments & advice

+31 6 40258095

info@jbpropertycapital.com · jbpropertycapital.com



JANSEN & BROUWER
PROPERTY CAPITAL

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