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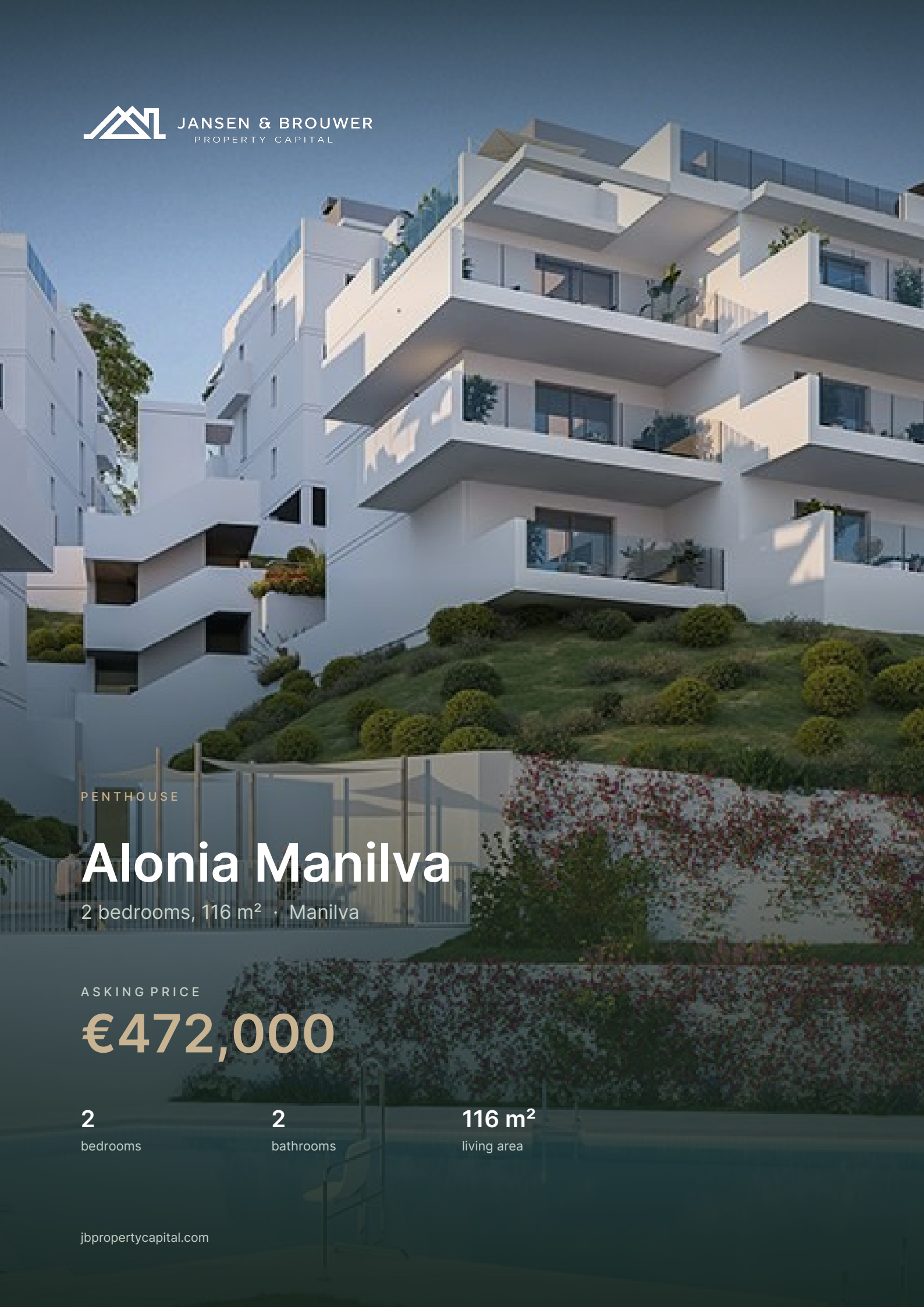

PENTHOUSE

# Alonia Manilva

2 bedrooms, 116 m² · Manilva

ASKING PRICE

## €472,000

| 2 | 2 | 116 m² |
|---|---|---|
| bedrooms | bathrooms | living area |

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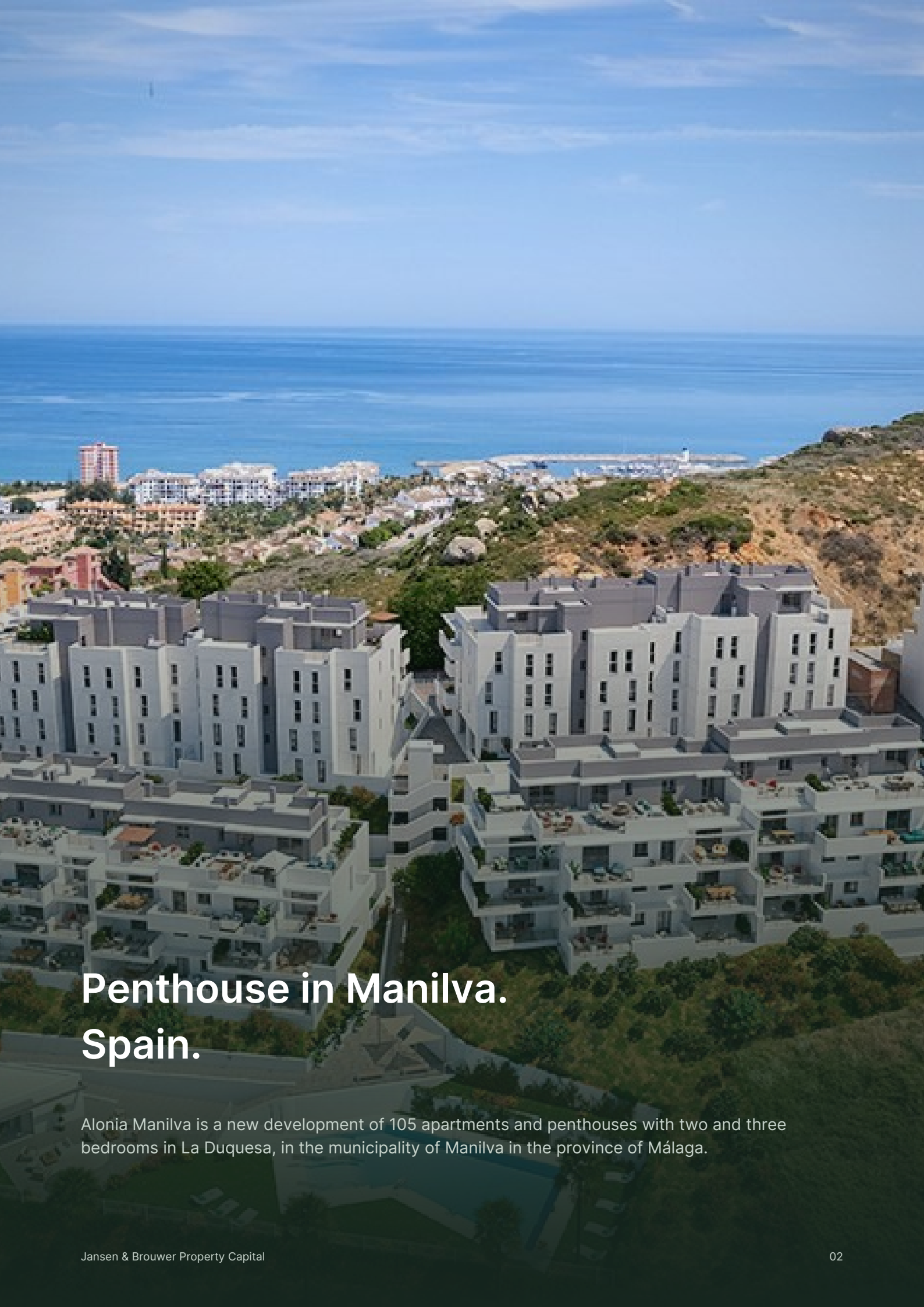


# Penthouse in Manilva. Spain.

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. The homes come with a fitted kitchen with appliances, aerothermal hot water and ducted air conditioning in the living room and bedrooms.

| | |
|---|---|
| Property type | **Penthouse** |
| Bedrooms | **2** |
| Bathrooms | **2** |
| Living area | **116 m²** |
| Completion | **New build** |
| Asking price | **€472,000** |
| Reference | **233A** |

# Alonia Manilva

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. This home, reference 233A, is on the 3rd floor and has 2 bedrooms, 2 bathrooms and 116 m² of built area, with a terrace of 131 m². It is a penthouse. The asking price of this home is € 472.000. We confirm what the price includes, such as IVA, and are happy to calculate the total including purchase costs for you.

02 · WHAT WE DO

# 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.

03 · 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

04 · PURCHASE COSTS

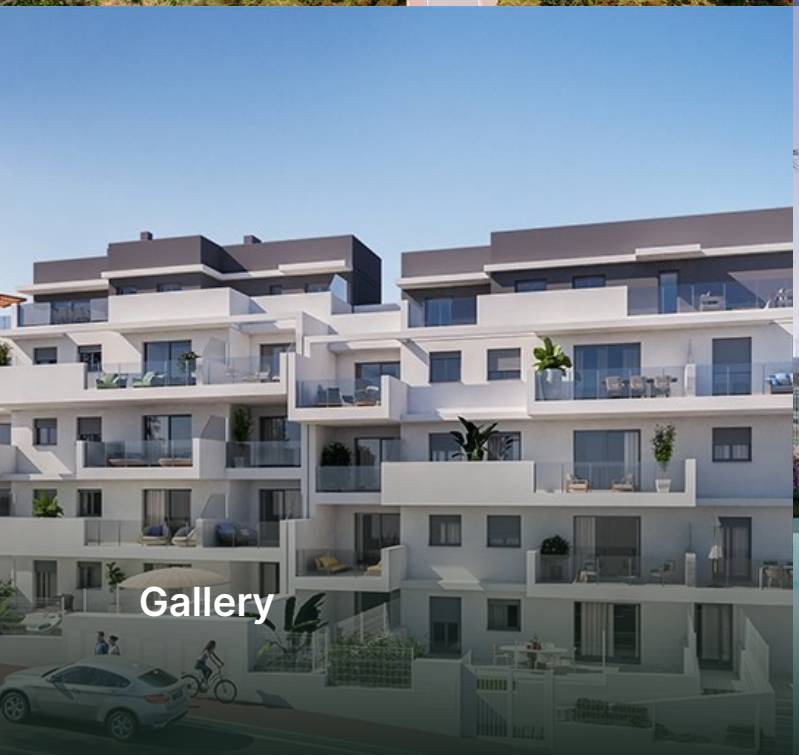
# What the purchase costs beyond the price

The tax rates are those of Andalusia. Notary and land registry follow the official fee scale (arancel); legal support and the other costs are estimates.

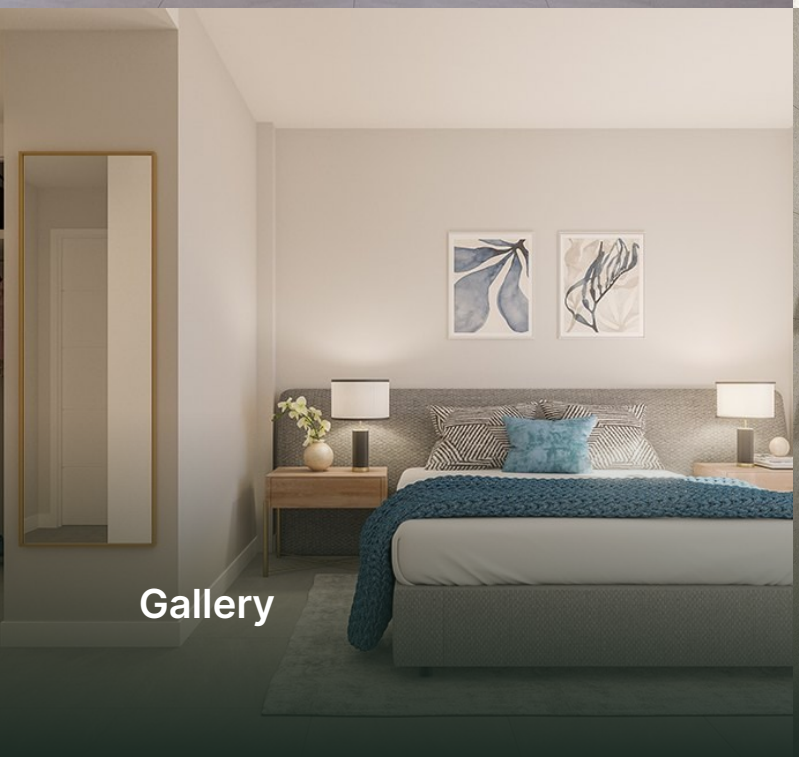
| | |
|---|---|
| VAT (IVA 10%) | **€47,200** |
| Stamp duty (AJD 1.2%) | **€5,664** |
| Notary (official fees plus VAT) | **€798** |
| Land registry (official fees plus VAT) | **€399** |
| Legal support (1% plus VAT) | **€5,711** |
| Administrative agency (gestoría) and other costs (estimate) | **€500** |
| Total purchase costs | **€60,272** |

| €532,272 | €60,272 | 12.8% |
|---|---|---|
| TOTAL INVESTMENT | PURCHASE COSTS | OF THE PURCHASE PRICE |

Example calculation at the stated asking price, 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, and the Spanish tax authority may apply its own reference value. No rights can be derived from this calculation.



# Gallery



# Gallery

05 · IN CLOSING

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

Would you like to view this property or first see the full documentation? Please get in touch. We will send the floor plans, the specification and the availability, and arrange a viewing if you wish.

**€472,000**
asking price

**2**
bedrooms

**116 m²**
living area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