JANSEN & BROUWER
PROPERTY CAPITAL

APARTMENT

# Amphora Beach Residence Fase IV

2 bedrooms, 110 m² · Manilva

ASKING PRICE

**€380,000**

**2**
bedrooms

**110 m²**
living area

jbpropertycapital.com

# Apartment in Manilva. Spain.

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

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. 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. Home ABR12-0A has 2 bedrooms and 110 sqm of built area. This home is priced at € 380.000 excluding 10 per cent IVA, or € 418.000 including IVA. Purchase costs come on top; we are happy to calculate the total for you.

| | |
|---|---|
| Property type | **Apartment** |
| Bedrooms | **2** |
| Living area | **110 m²** |
| Completion | **New build** |
| Asking price | **€380,000** |
| Reference | **ABR12-0A** |

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.

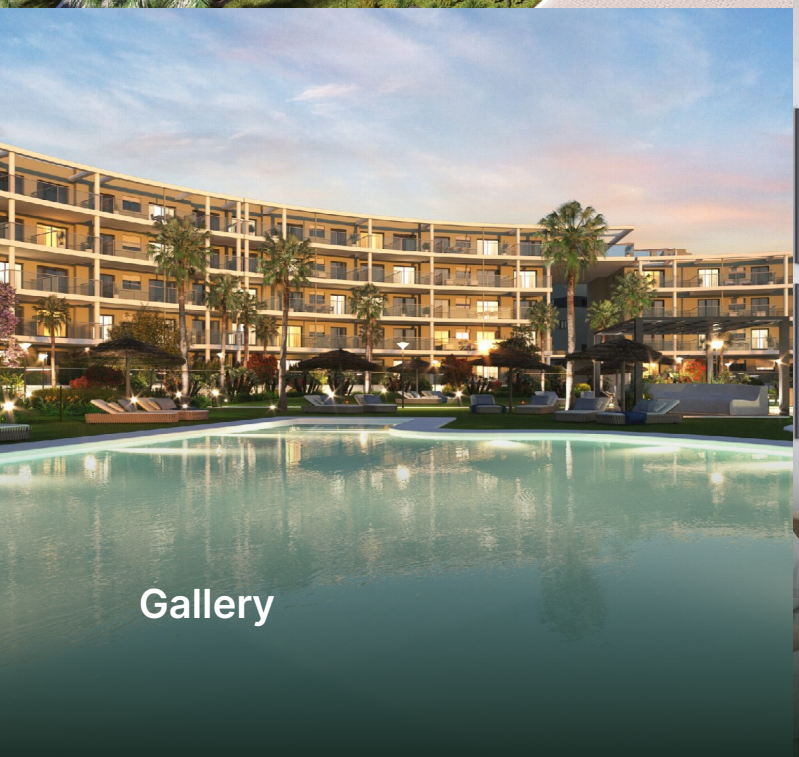
| | |
|---|---|
| VAT (IVA 10%) | **€38,000** |
| Stamp duty (AJD 1.2%) | **€4,560** |
| Notary (official fees plus VAT) | **€743** |
| Land registry (official fees plus VAT) | **€366** |
| Legal support (1% plus VAT) | **€4,598** |
| Administrative agency (gestoría) and other costs (estimate) | **€500** |
| Total purchase costs | **€48,767** |

**€428,767**
TOTAL INVESTMENT

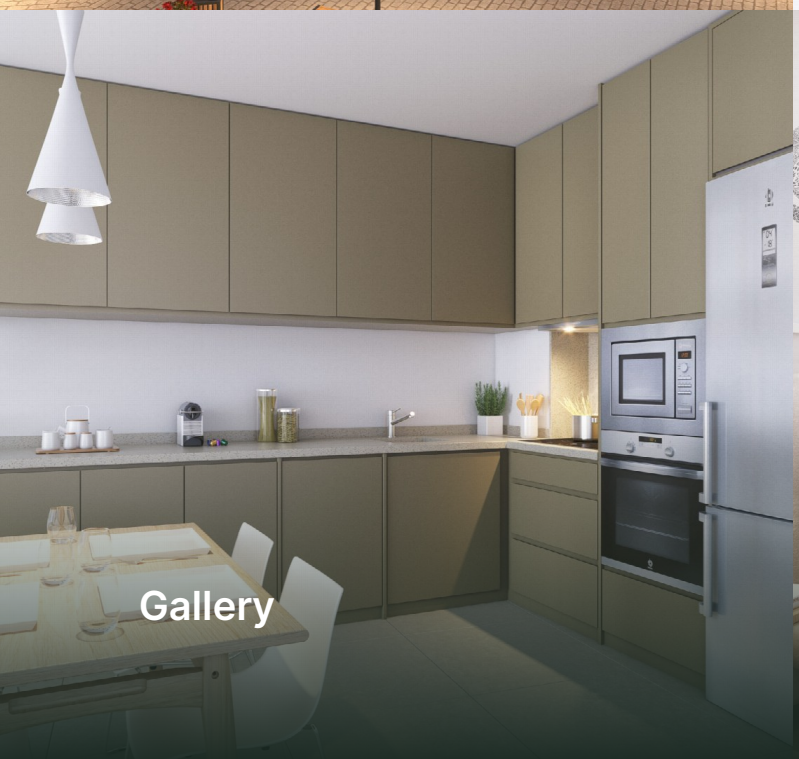
**€48,767**
PURCHASE COSTS

**12.8%**
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.

**€380,000**
asking price

**2**
bedrooms

**110 m²**
living area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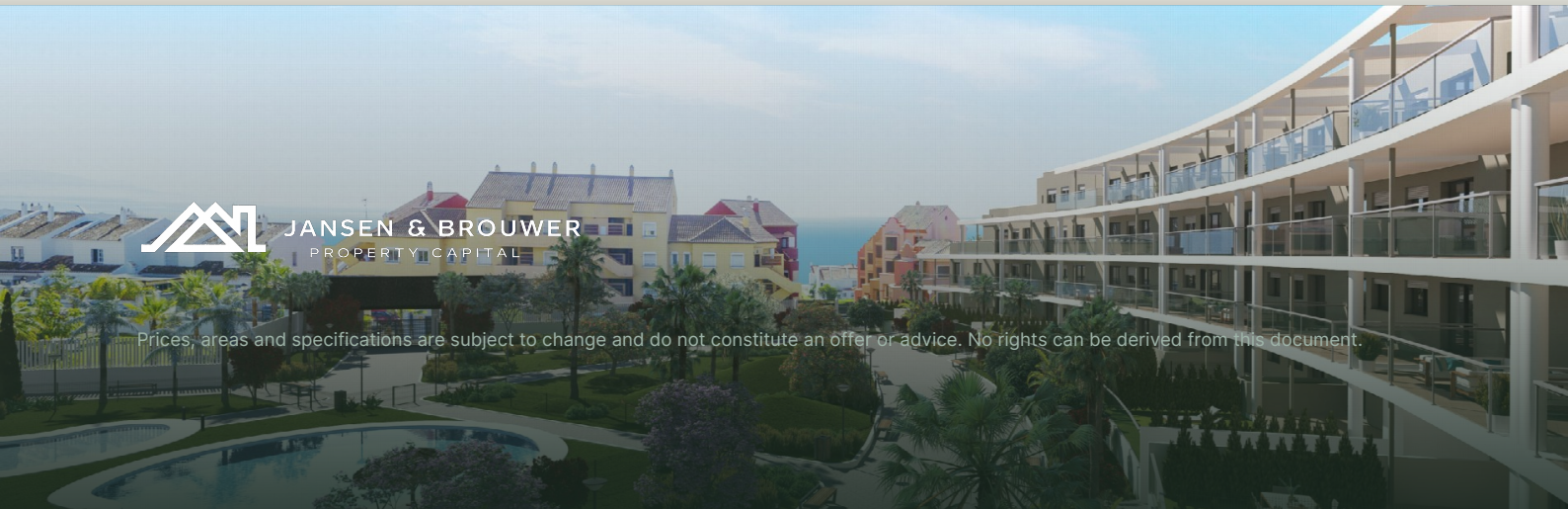


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