JANSEN & BROUWER
PROPERTY CAPITAL

TOWNHOUSE

Blue Marine

4 bedrooms, 163 m² · Manilva

ASKING PRICE

€465,000

4	3	163 m²
bedrooms	bathrooms	living area

jbpropertycapital.com

Townhouse in Manilva. Spain.

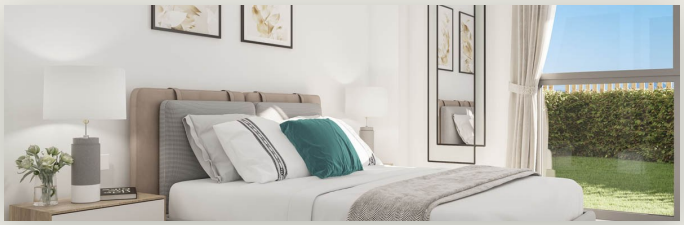
Blue Marine consists of forty terraced and semi detached homes with three or four bedrooms near Manilva, with generous terraces and views across the Mediterranean. The corner homes have a larger garden and their own pool.

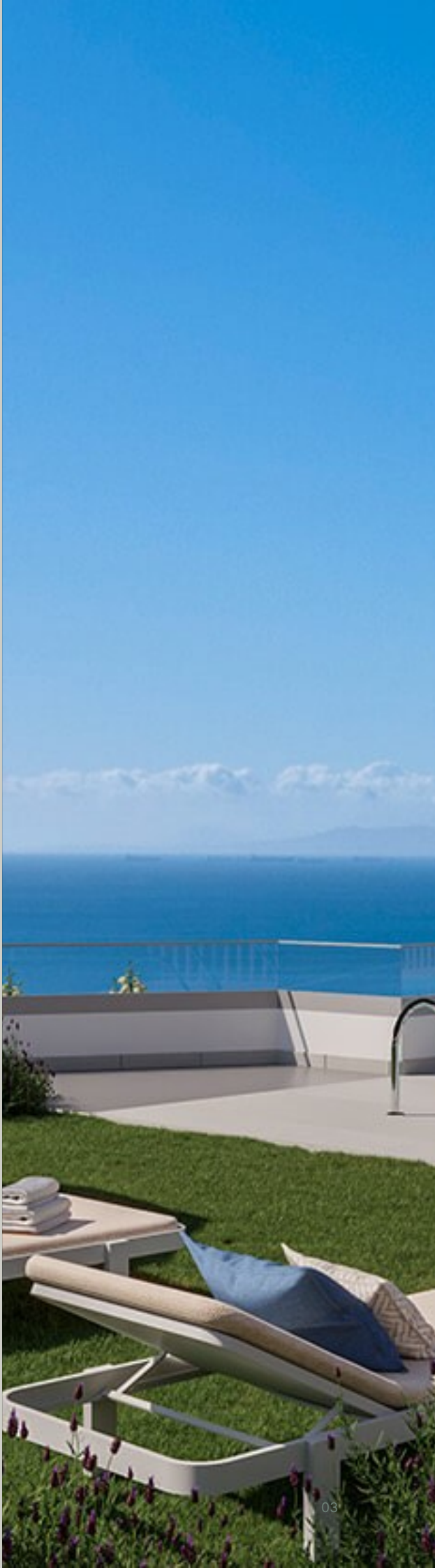
Blue Marine

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. Home BM211 has 4 bedrooms, 3 bathrooms and 163 sqm of built area, facing north west. This home is priced at € 465.000 excluding 10 per cent IVA, or € 511.500 including IVA. Purchase costs come on top; we are happy to calculate the total for you.

Property type	**Townhouse**
Bedrooms	**4**
Bathrooms	**3**
Living area	**163 m²**
Completion	**New build**
Asking price	**€465,000**
Reference	**BM211**





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

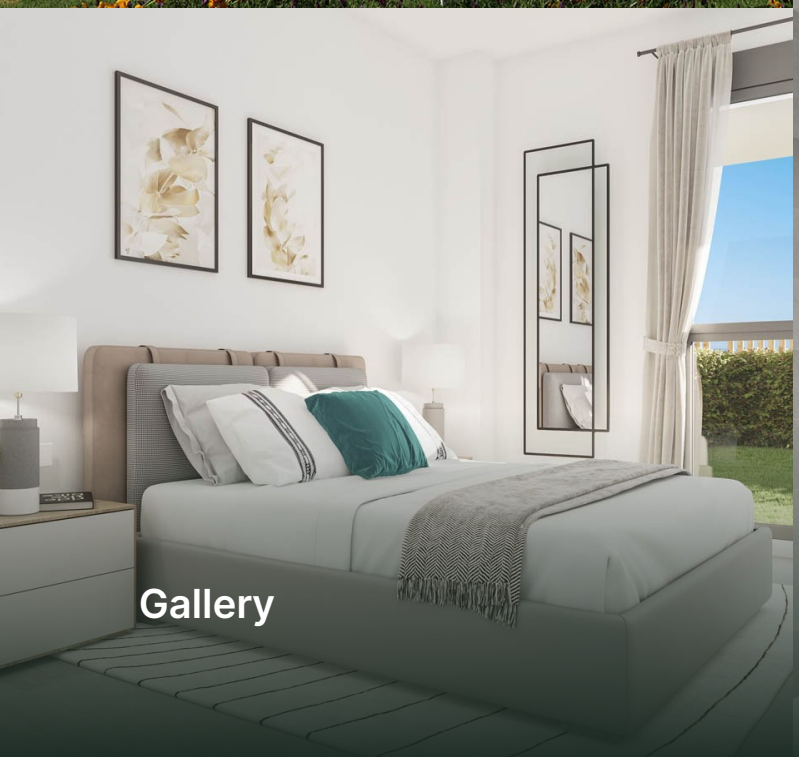
What the purchase costs beyond the price

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%)	**€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	€59,397	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.

€465,000
asking price

4
bedrooms

163 m²
living area

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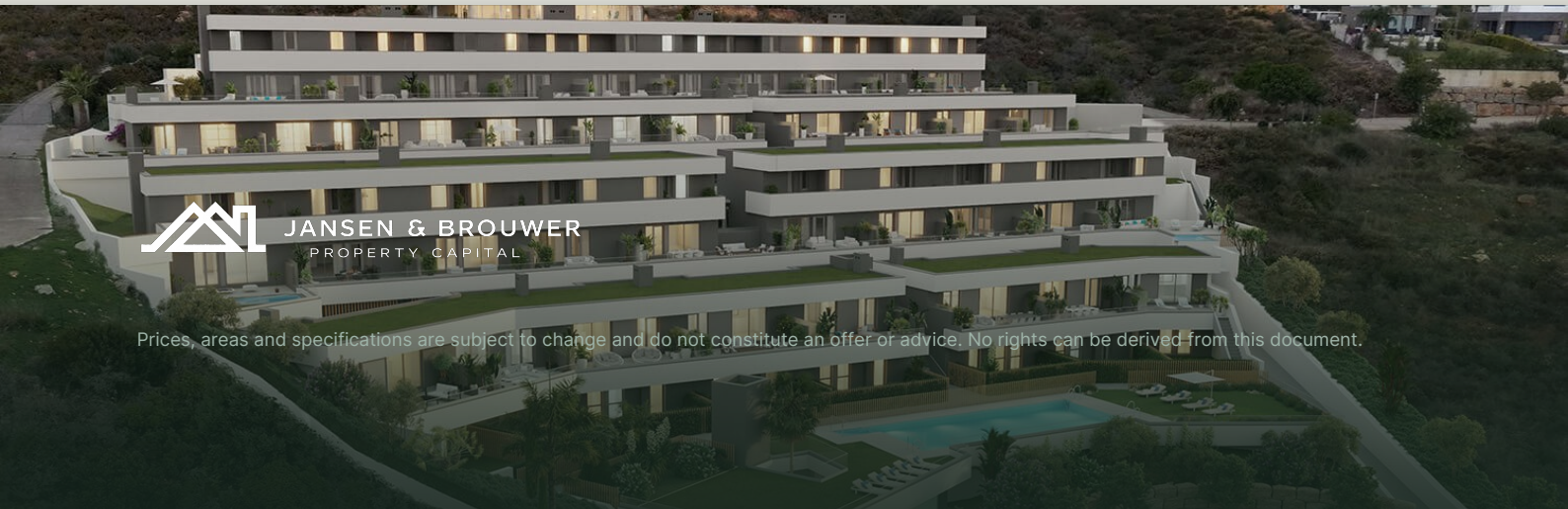

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