JANSEN & BROUWER
PROPERTY CAPITAL

TOWNHOUSE

Blue Wave

3 bedrooms, 132 m² · Manilva

ASKING PRICE

€539,000

3
bedrooms

132 m²
living area

jbpropertycapital.com

Townhouse in Manilva. Spain.

Blue Wave sits on a hillside in Bahía de las Rocas near Manilva and consists of generous townhouses with three bedrooms. The elevated position means you look out over the sea from the terrace.

01 · THE PROPERTY

Blue Wave

Manilva

Blue Wave sits on a hillside in Bahía de las Rocas near Manilva and consists of generous townhouses with three bedrooms. The elevated position means you look out over the sea from the terrace. Each home comes with a parking space, included in the price. The communal area has an infinity pool and a club house with a spa and a gym. Sotogrande, several golf courses and marinas are nearby, Gibraltar airport is a fifteen minute drive, and Estepona, Puerto Banús and Marbella are easily reached. Completion is scheduled for the fourth quarter of 2027 and prices start at € 410.000. In the developer's current price list the range runs up to € 608.000. Home BW-10 has 3 bedrooms and 132 sqm of built area, facing south west. This home is priced at € 539.000 excluding 10 per cent IVA, or € 592.900 including IVA. Purchase costs come on top; we are happy to calculate the total for you.

Property type	**Townhouse**
Bedrooms	**3**
Living area	**132 m²**
Completion	**New build**
Asking price	**€539,000**
Reference	**BW-10**

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

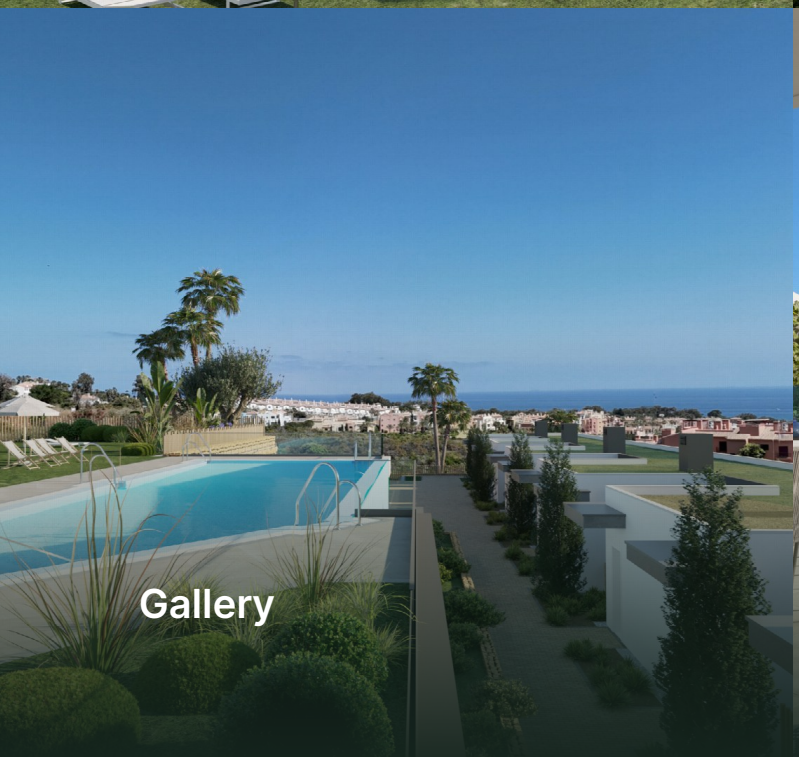
What the purchase costs beyond the price

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%)	**€53,900**
Stamp duty (AJD 1.2%)	**€6,468**
Notary (official fees plus VAT)	**€839**
Land registry (official fees plus VAT)	**€423**
Legal support (1% plus VAT)	**€6,522**
Administrative agency (gestoría) and other costs (estimate)	**€500**
Total purchase costs	**€68,652**

€607,652	€68,652	12.7%
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.

€539,000
asking price

3
bedrooms

132 m²
living area

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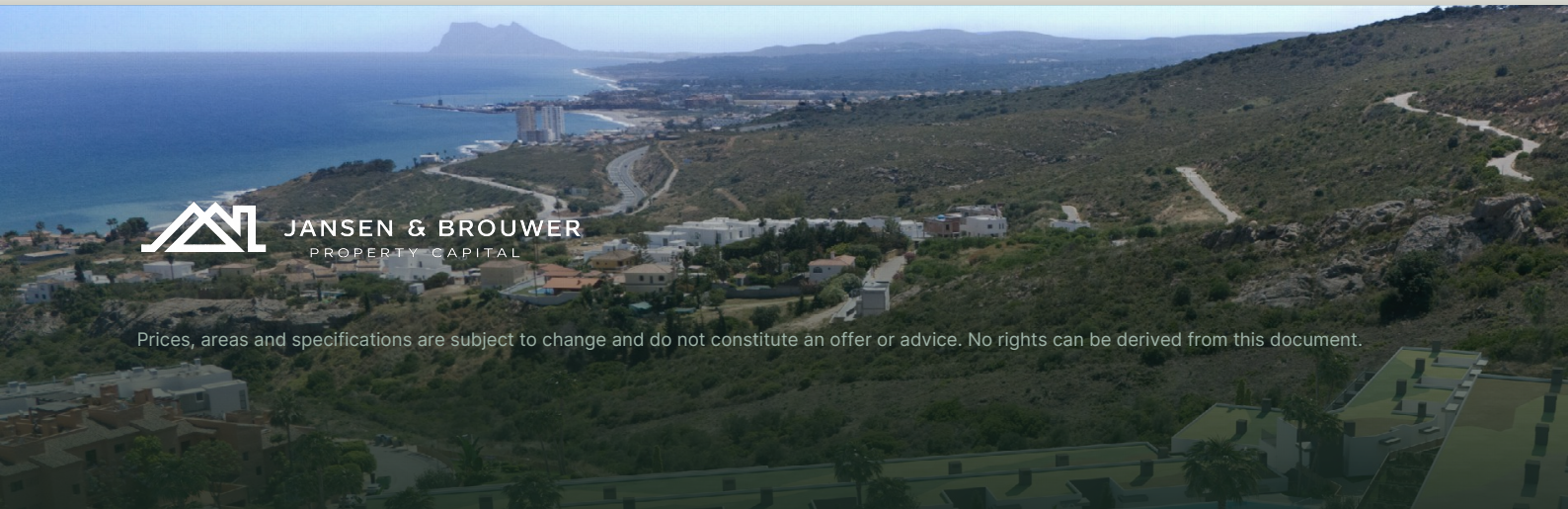

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