JANSEN & BROUWER
PROPERTY CAPITAL

PENTHOUSE

Nubay

3 bedrooms, 175 m² · Manilva

ASKING PRICE

€2,200,000

3
bedrooms

2
bathrooms

175 m²
living area

jbpropertycapital.com

Penthouse in Manilva. Spain.

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.

01 · THE PROPERTY

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	**Penthouse**
Bedrooms	**3**
Bathrooms	**2**
Living area	**175 m²**
Completion	**New build**
Asking price	**€2,200,000**
Reference	**13B**

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. This home, reference 13B, is on the 3rd floor and has 3 bedrooms, 2 bathrooms and 175 m² of built area, with a terrace of 178 m². It is a penthouse. This home is priced at € 2.200.000 excluding 10 per cent IVA, or € 2.420.000 including IVA. Purchase costs come on top; we are happy to calculate the total 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

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.

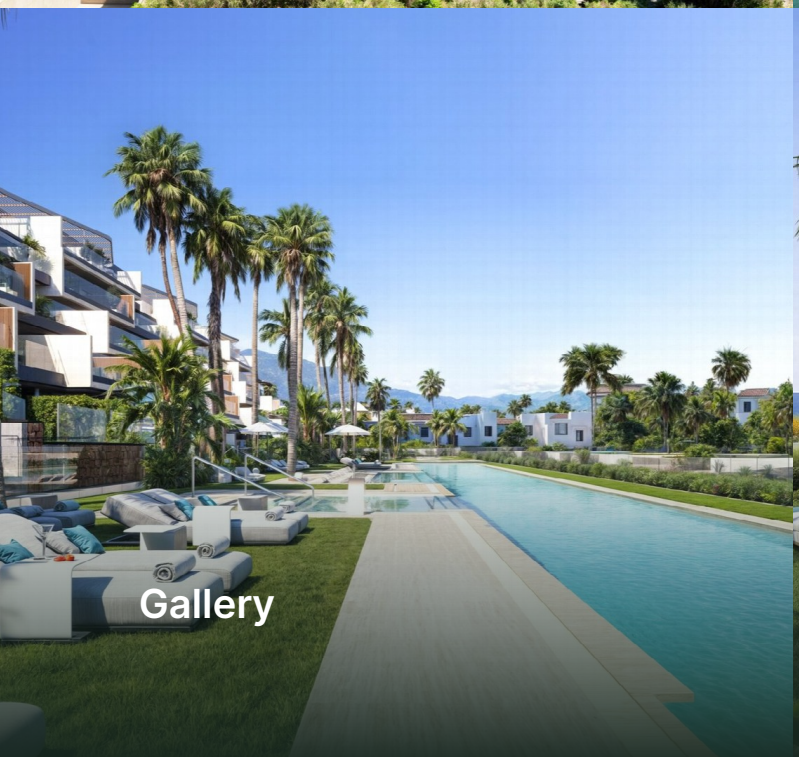
VAT (IVA 10%)	**€220,000**
Stamp duty (AJD 1.2%)	**€26,400**
Notary (official fees plus VAT)	**€1,457**
Land registry (official fees plus VAT)	**€833**
Legal support (1% plus VAT)	**€26,620**
Administrative agency (gestoría) and other costs (estimate)	**€500**
Total purchase costs	**€275,810**

€2,475,810
TOTAL INVESTMENT

€275,810
PURCHASE COSTS

12.5%
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.

€2,200,000
asking price

3
bedrooms

175 m²
living area

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