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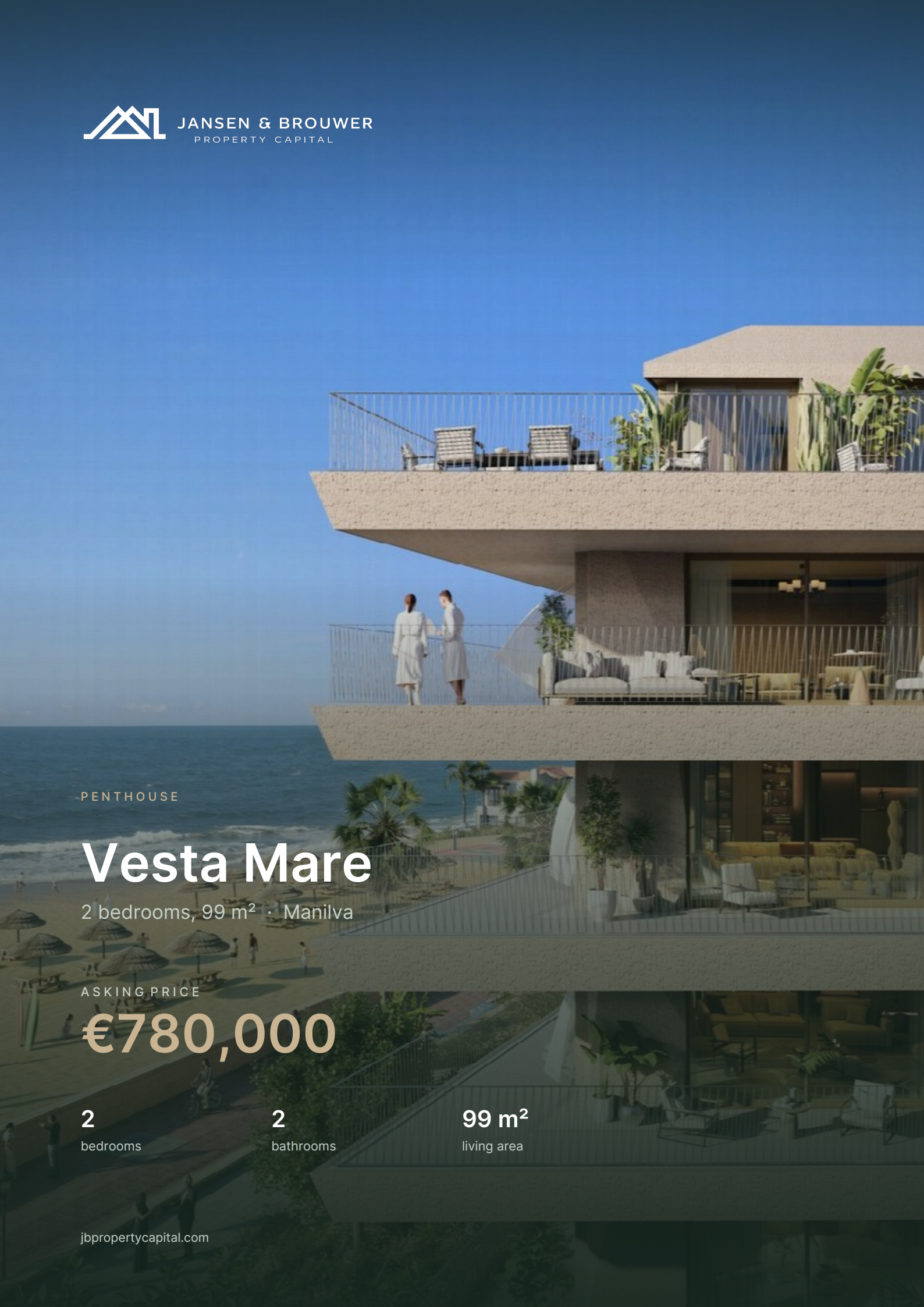

PENTHOUSE

Vesta Mare

2 bedrooms, 99 m² · Manilva

ASKING PRICE

€780,000

2
bedrooms

2
bathrooms

99 m²
living area

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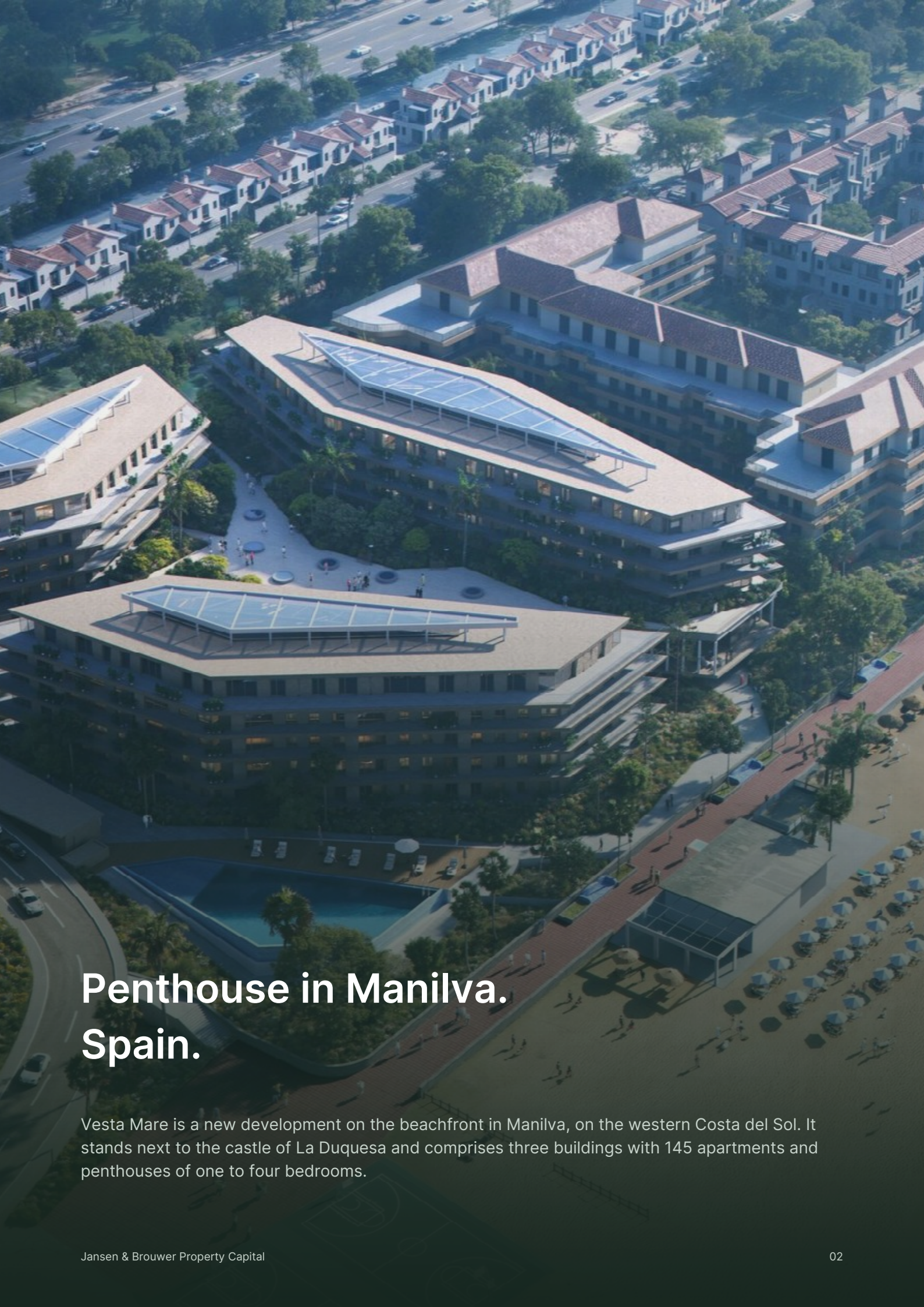


Penthouse in Manilva. Spain.

Vesta Mare is a new development on the beachfront in Manilva, on the western Costa del Sol. It stands next to the castle of La Duquesa and comprises three buildings with 145 apartments and penthouses of one to four bedrooms.

01 · THE PROPERTY

Vesta Mare

Manilva

Vesta Mare is a new development on the beachfront in Manilva, on the western Costa del Sol. It stands next to the castle of La Duquesa and comprises three buildings with 145 apartments and penthouses of one to four bedrooms. Duquesa Marina is a few minutes away, as are the beaches of Sabinillas, Playa Ancha and Playa de la Colonia. According to the project documents, Estepona is ten minutes away, Marbella half an hour and Málaga airport one hour. The homes have an open-plan living room and kitchen leading onto the terrace; terraces measure from 12 to 133 m². The specification includes porcelain tile flooring, a fitted kitchen with appliances, built-in wardrobes, double glazing, aerothermal hot water and a home automation system with a smart lock.

Property type	**Penthouse**
Bedrooms	**2**
Bathrooms	**2**
Living area	**99 m²**
Completion	**New build**
Asking price	**€780,000**
Reference	**C-5-F**

Vesta Mare

There is an underground garage with assigned spaces, and the brochure states that each home comes with a storage room. Residents share an infinity pool with sea views, a children's pool, gardens, a gym and a co-working room. Roman remains found on the site will be preserved and shown in a museum beside the complex. The homes are sold off plan. Prices start at € 435.000 and in the current list of homes the range runs up to € 1.360.000. This home, reference C-5-F, is on the 5th floor and has 2 bedrooms, 2 bathrooms and 99 m² of built area, with a terrace of 38 m². It is a penthouse. This home is priced at € 780.000 excluding 10 per cent IVA, or € 858.000 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

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.

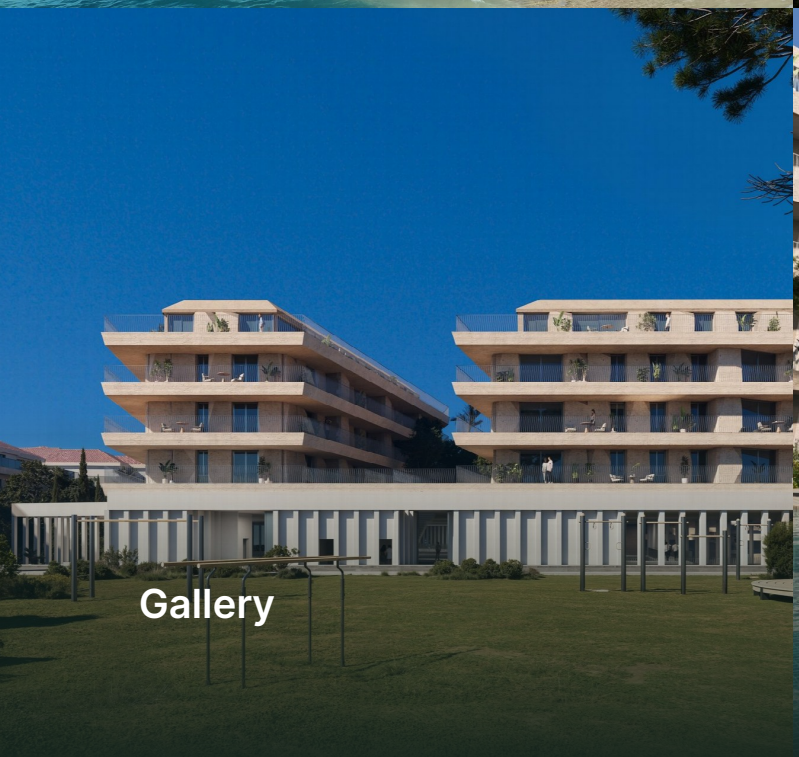
VAT (IVA 10%)	**€78,000**
Stamp duty (AJD 1.2%)	**€9,360**
Notary (official fees plus VAT)	**€941**
Land registry (official fees plus VAT)	**€489**
Legal support (1% plus VAT)	**€9,438**
Administrative agency (gestoría) and other costs (estimate)	**€500**
Total purchase costs	**€98,728**

€878,728
TOTAL INVESTMENT

€98,728
PURCHASE COSTS

12.7%
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.

€780,000
asking price

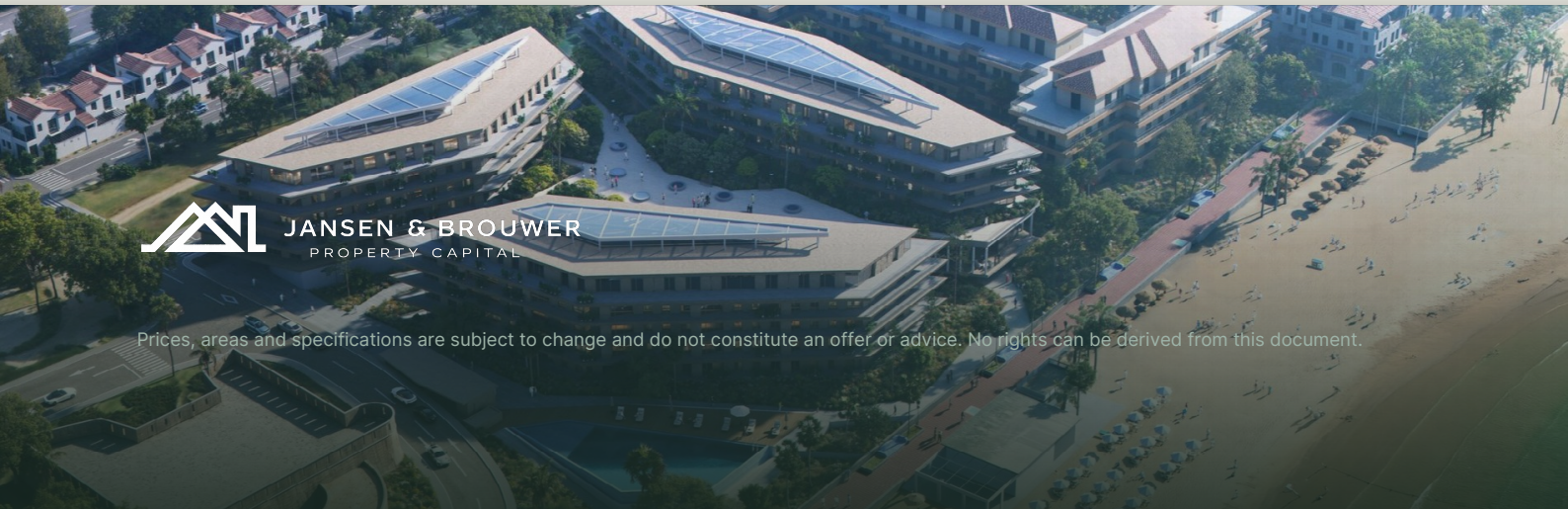
2
bedrooms

99 m²
living area

Jordy Brouwer
Property & deals
+31 6 40043122

Sven Jansen
Investments & advice
+31 6 40258095

info@jbpropertycapital.com · jbpropertycapital.com



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