

# Manilva

Apartment / Apartamento

€365,000

Ref: X22330



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222 m<sup>2</sup>



✓



✓



Consumption  
B

Emissions  
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## Property Purchase Expenses

Property price .....	€365,000 (£316,747)
Transfer tax 7% .....	€25,550 (£22,172)
Notary fees (approx) .....	€750 (£651)
Land registry fees (approx) ...	€750 (£651)
Legal fees (approx) .....	€1,500 (£1,302)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,603)
Remainder of deposit to 10% .....	€33,500 (£29,071)
Final Payment of 90% on completion ....	€328,500 (£285,072)

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## Description

### PENTHOUSE WITH SEA AND LA DUQUESA PORT VIEWS IN MANILVA

This bright south-facing penthouse in Manilva is an excellent opportunity for those seeking comfort, stunning views, and a prime location on the Costa del Sol. Featuring two bedrooms and two bathrooms, the property is in excellent condition, ready to move in and enjoy from day one. From its large windows, you can enjoy unobstructed views of the sea, La Duquesa Port, and the mountains, creating a space filled with natural light and tranquility. Its south-facing orientation ensures a pleasant temperature all year round, perfect for those who appreciate the warmth of the sun at home. The property is located just 4 minutes from La Duquesa Port, 15 minutes from Estepona, and 39 minutes from Gibraltar Airport, making daily life and getaways easy. The community offers a swimming pool and a fully equipped gym, perfect for relaxing or staying fit without the need to travel. It includes air conditioning, recessed lighting with dimmer controls, and an energy certification rated B, guaranteeing efficiency and comfort. The price also includes a parking space and storage room, adding value and functionality.

As an added benefit, the property has a valid vacation rental license attached to it, making it an ideal option for both permanent residence and high-yield tourist rental investment.

Perfect for those looking for a practical, well-connected home with the charm of living near the sea, without sacrificing the tranquility and wellbeing offered by this area of the Malaga coast.

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible