

# Manilva

## Apartment / Apartamento

€349,000

Ref: X21962



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96 m<sup>2</sup>



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## Property Purchase Expenses

Property price .....	€349,000 (£293,369)
Transfer tax 7% .....	€24,430 (£20,536)
Notary fees (approx) .....	€750 (£630)
Land registry fees (approx) ...	€750 (£630)
Legal fees (approx) .....	€1,500 (£1,261)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,522)
Remainder of deposit to 10% .....	€31,900 (£26,815)
Final Payment of 90% on completion ....	€314,100 (£264,032)

\* 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

A stunning opportunity on the market: a frontline beach apartment with panoramic sea views for sale in Manilva, Southern Spain. This 2-bedroom apartment is located in La Noria III, a private and gated community with facilities such as decorated gardens, a communal swimming pool and a padel court.

This apartment is located on the fourth floor, accessed by elevator. It comprises a fully fitted kitchen with access to a small laundry area, an open living room with access to the spacious terrace overlooking the boulevard and Mediterranean sea, two bedrooms with fitted wardrobes and two fully fitted bathrooms.

The apartment is sold semi-furnished, except for personal and decorative items. Additionally, it has an underground parking space.

Manilva offers a relaxed Mediterranean lifestyle with stunning coastal views, close to other charming whitewashed villages, and a warm, welcoming atmosphere. Known for its beaches, proximity to world-class golf courses, this hidden gem on the Costa del Sol provides the perfect balance between tranquility and modern convenience. Residents and visitors enjoy fresh seafood, local wine, and a vibrant yet laid-back social scene. Whether strolling along the marina in Puerto de la Duquesa or exploring the scenic countryside, life in Manilva is all about embracing the beauty of nature and the joy of simple pleasures.

10 minutes to Estepona, 15 minutes to Sotogrande, 30 minutes to Marbella, 40 minutes to Gibraltar Airport, and 1 hour to Málaga's International Airport.

Opportunities like this are rare, so act fast!

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