

A large swimming pool at dusk with palm trees and a golf course in the background. The pool is illuminated with blue lights, and the sky is a mix of purple and blue. In the background, there are palm trees, a golf course, and a city skyline under a cloudy sky.

A NEW BUILD COLLECTION

SEA AND GOLF BESIDE LA DUQUESA MARINA IN MANILVA

MAREVO

REAL ESTATE

REF • 202673

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Manilva

THE SETTING

Manilva occupies the westernmost tip of the province of Málaga, a land of vineyards, coves and seafaring tradition that keeps a genuine feel in contrast to the exuberance of other parts of the coast. Between the town centre and San Luis de Sabinillas, life unfolds with the ease of a place that is still very Spanish, where muscatel grapes grow on the hillsides and fish arrives straight from the market.

Puerto de la Duquesa provides the liveliest heartbeat of the area, with its marina of white boats, its waterside terraces and a relaxed evening scene of drinks and music by the masts. Around it, the La Duquesa golf course offers fairways open to the sea and a sporting, cosmopolitan community that has found here a quiet, sunny corner in which to live.

The beaches of Manilva and Sabinillas stretch out in broad sands with clean waters, dotted with beach bars where sardine skewers and fried fish reign supreme.

QUICK FACTS

TYPE	Apartment
UNITS	60
AVAILABLE	On request
PRICE	€302,000 – €622,000



MEDITERRANEAN FLAVOUR

Gastronomy and life in the area

Living on the Costa del Sol means enjoying the finest Mediterranean cuisine in southern Europe. By the sea, in whitewashed villages or at Michelin-starred restaurants, every season brings its own gastronomic ritual.

KEY CONNECTIONS & DISTANCES

- **Málaga Airport:** ~90 km (~1h).
- **Puerto Banús:** ~30–35 min.
- **Beach:** a few minutes away (Duquesa/Sabinillas).

A WAY OF LIFE

The area combines the flavour of the interior with the advantages of the coast. The muscatel vineyards, a centuries-old heritage, produce sweet wines to be tasted in the local wineries; the town keeps its festivals and its seafaring stews; and the proximity of Estepona, Casares and Sotogrande opens up plans for every...

NEARBY SERVICES

● Puerto de la Duquesa	<i>Leisure</i>
● Chilli La Duquesa	<i>Restaurants</i>
● La Duquesa Golf & Country Club	<i>Golf</i>
● La Duquesa Beach	<i>Beaches</i>
● Shops at Puerto de la Duquesa and Sabinillas	<i>Shopping</i>
● Sabinillas-Castle seafront promenade	<i>Leisure</i>
● Apricus	<i>Restaurants</i>
● Doña Julia Golf	<i>Golf</i>



THE EXCLUSIVE MAREVO EXPERIENCE

SMART INVESTMENT

Yields, appreciation and international comparison

In Manilva, at the western end of the Costa del Sol, an opportunity presents itself to enter a booming area at an especially competitive entry price. It is a municipality with room for growth, benefiting from the ripple effect of more consolidated neighbouring enclaves and rising demand. The Manilva market is characterised by one of the most accessible entry prices on the western coast, within a booming area with room for value growth.

These market references explain its appeal: buying at a contained value in a setting with appreciation potential is the key to its investor interest. This home starts from a price of €302,000. As a guide, the area's gross reference yield is 6–8%; on this price, in the region of €18,000–24,000 gross per year (an indicative market estimate, not guaranteed), useful for assessing the potential rental return.

These are market references and not a guarantee of returns. At Marevo we fine-tune the real numbers according to the specific unit, its terrace and the operating conditions.

MARKET	PRICE €/m²	GROSS YIELD
Costa del Sol	3.500 – 8.500 €	5,5 – 7,5%
Miami	6.000 – 12.000 €	3,5 – 5,5%
Dubái	4.500 – 9.500 €	5,0 – 7,0%

TAX FRAMEWORK · SPAIN

Spain offers a favourable tax regime for non-resident investors: rental income taxed at 19–24% (with deductible expenses), flat rates on wealth and capital gains, and the option of the Special Regime (Beckham Law) for foreign executives, with a flat 24% rate for the first six years.

THE PROJECT



In Manilva, beside La Duquesa marina and its prestigious golf course, this residential complex offers 2 and 3 bedroom homes with large terraces, garage and storage room. A new-build proposal, with its 2nd phase now on sale, designed to enjoy the sea and golf in a single setting.

Its 60 homes are surrounded by landscaped spaces, a pool with sun-lounger beach and a gastro lounge as a social space. Manilva, at the western tip of the Costa del Sol, offers a relaxed, authentic atmosphere. Priced from €302,000 to €622,000, it is an excellent opportunity to live beside the sea and golf.

Are you interested in living between the sea and golf in Manilva?



AMENITIES & SERVICES



Private pool



Garden



Parking



Home automation

PRICE

€302,000 – €622,000

60 UNITS



WE ARE MAREVO

Swiss trust · Mediterranean soul

Marevo Real Estate was born from the union of two sensibilities: the precision, transparency and service culture of the Swiss world, combined with the warmth, light and Mediterranean vocation that can only be breathed in the south. We are not just another agency on the Costa del Sol: we are a team that listens, accompanies and builds long-term relationships with each of our clients.

We work exclusively with the most relevant developers in Andalusia and represent a curated portfolio of new builds in Marbella, Estepona, Mijas, Málaga and along the entire coast. Our approach goes beyond the property transaction: we offer legal, tax and relocation advice, comprehensive service management and personal guidance before, during and after the purchase.

We believe that buying a home on the Costa del Sol is much more than acquiring an asset: it is choosing a lifestyle, a way of breathing. That is why we place at the service of every client — resident, second home or international investor — the full network, experience and care of a discreet, rigorous team deeply connected to the local culture.

“We don’t sell properties. We accompany lives in their new Mediterranean geography.”

TRUST

Every transaction handled with the transparency and rigour of the Swiss model.

EXCLUSIVITY

A curated portfolio of premium new builds in the most coveted enclaves.

GUIDANCE

Comprehensive service beyond the sale: legal, tax and relocation.

MAREVO



REAL ESTATE



SWISS TRUST · MEDITERRANEAN SOUL



MAREVO REAL ESTATE

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