

A NEW BUILD COLLECTION

FAMILY TOWNHOUSES WITH SEA VIEWS IN MANILVA

MAREVO

REAL ESTATE

REF • 212324

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Manilva

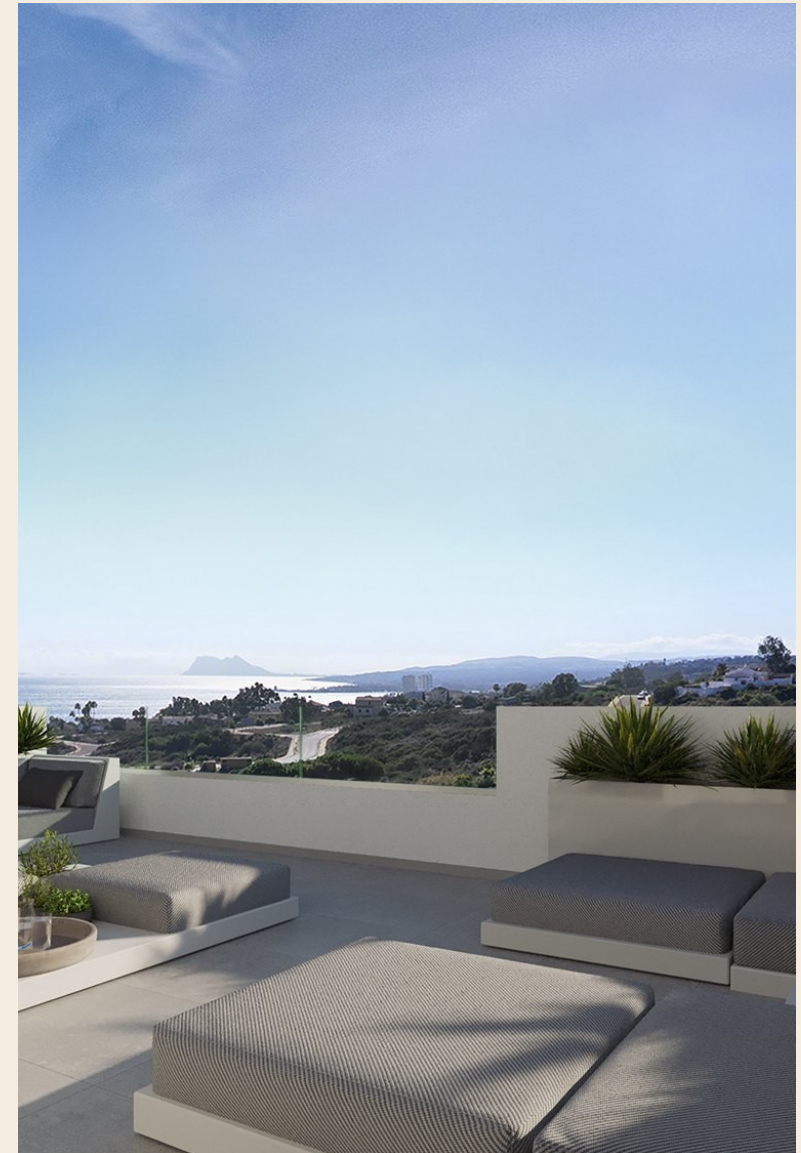
THE SETTING

Manilva occupies the westernmost corner of the province of Málaga, where the Costa del Sol begins to look towards the Strait and life takes on a more restful rhythm. Settling in this municipality, very close to Sotogrande and La Duquesa, means enjoying a coastline of extensive beaches and clean waters that still keep the charm of the untrodden, with the westerly breeze shaping every afternoon.

The agricultural and seafaring character of the place lives on in its Muscat grape vineyards, protagonists of the harvest festival, and in the fishing tradition that fills the tables with sardine skewers, fried fish and brothy rice dishes. The Roman baths of La Hedionda, with their ancient sulphurous waters, and the surrounding coves complete a natural offering that rewards those seeking authenticity.

QUICK FACTS

TYPE	Townhouse
UNITS	46
AVAILABLE	On request
PRICE	€490,000 – €539,000



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

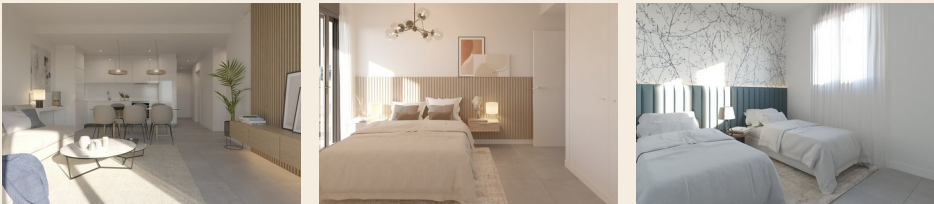
- **Málaga Airport:** ~90 km (~1h).
- **Puerto Banús:** ~30–35 min.
- **Beach:** a few minutes away (Duquesa/Sabinillas).

A WAY OF LIFE

A few minutes away, the polo and golf of Sotogrande raise the sporting and social level of the district, while the Puerto de la Duquesa concentrates the leisure with its waterside restaurants. The proximity to Gibraltar and its airport adds an unexpected international connection for such a peaceful enclave.

NEARBY SERVICES

- | | |
|--|--------------------|
| ● Puerto de la Duquesa | <i>Leisure</i> |
| ● La Duquesa Golf & Country Club | <i>Golf</i> |
| ● Restaurants at Puerto de la Duquesa | <i>Restaurants</i> |
| ● Sabinillas Health Centre | <i>Healthcare</i> |
| ● La Chullera Beach | <i>Beaches</i> |
| ● Sotogrande | <i>Leisure</i> |
| ● Doña Julia Golf | <i>Golf</i> |
| ● Beach bars of La Chullera/Sabinillas | <i>Restaurants</i> |



THE EXCLUSIVE MAREVO EXPERIENCE

SMART INVESTMENT

Yields, appreciation and international comparison

SMART INVESTMENT In Manilva comes a development of townhouses with 2, 3 and 4 bedrooms delivered turnkey, an ideal typology for families and for holiday lettings. The combination of space, a garden and closeness to the sea in one of the most accessible areas of the coastline makes it especially attractive for those seeking a spacious product at a good price.

The Manilva market is characterised by one of the most accessible entry prices on the western coast, in a booming area with value headroom. This growth margin relative to neighbouring municipalities is one of its main investment arguments. The price range stands between €490,000 and €539,000. The area's gross reference yield is 6–8%; on this price, in the region of €29,000–39,000 gross per year (an indicative market estimate, not guaranteed).

These amounts are market references and imply no guarantee of returns. At Marevo Real Estate we fine-tune the analysis for each specific townhouse, considering its layout and its capacity to generate income.

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, at the westernmost end of Málaga's Costa del Sol and very close to the border with Cádiz, this development brings together new-build townhouses of 2, 3 and 4 bedrooms with sea views.

A family home facing the Mediterranean, delivered turnkey so that all you have to do is move in. The complex of 46 homes looks after every detail of daily life: Mediterranean gardens, a pool, a communal lounge, a spa, a gym, your own garage space and storage rooms.

Prices start from €490,000. Convenience, comfort and the sea at a single address.



AMENITIES & SERVICES



Private pool



Garden



Parking



Home automation

PRICE

€490,000 – €539,000

46 UNITS

MAREVO REAL ESTATE



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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