

# Manilva Villa

€1,950,000

Ref: J20936



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1,274 m<sup>2</sup>



684 m<sup>2</sup>



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## Property Purchase Expenses

Property price .....	€1,950,000 (£1,632,599)
Transfer tax 7% .....	€136,500 (£114,282)
Notary fees (approx) .....	€750 (£628)
Land registry fees (approx) ...	€750 (£628)
Legal fees (approx) .....	€1,500 (£1,256)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,512)
Remainder of deposit to 10% .....	€192,000 (£160,748)
Final Payment of 90% on completion ....	€1,755,000 (£1,469,339)

\* 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

Simply breath-taking... This beautifully renovated 5-bedroom villa near Duquesa offers a unique blend of elegance, tradition, and modern comfort. Thoughtfully designed, it provides ample space for both family living and entertaining, all while boasting spectacular, uninterrupted views of the Mediterranean Sea. As you arrive, the grand front porch with striking columns and a traditional wooden door welcomes you into this exceptional property. Step inside to a breathtaking atrium-style foyer with a glass roof that floods the home with natural light. This courtyard-style design connects the living spaces and provides a sense of openness and harmony. The entrance level is designed for seamless living. To the right, the renovated modern kitchen with its own dining area flows into a formal dining space and a comfortable living room. To the left, a spacious guest bedroom with an ensuite bathroom offers privacy and convenience, blending traditional details with modern features. There is also a guest restroom on this floor. The living room opens out to an expansive terrace, where you can relax, dine alfresco, or sunbathe while enjoying the unobstructed sea views and your private pool. On the first floor, the atrium's natural light enhances the beauty of the space. There are three generously sized bedroom suites on this floor. Two of the bedrooms have Juliet balconies with stunning views, dressing areas, and ensuite bathrooms. One of these bathrooms has a walk-in shower, and the other has a bath with a fabulous view out to the terrace, which gives the sensation of being able to bathe outdoors in a very private setting. The master bedroom takes up the entire front of the house and features a living area, a walk-in wardrobe, and a large ensuite bathroom. The views from here are sensational, over the private pool and garden and across to the sparkling Mediterranean Sea. There is one additional feature on this floor that we absolutely love! If you fancy a snack, the owners have created a drinks and snack station between the bedrooms for late-night or early-morning refreshments. A perfect spot for a midnight feast! Descending to the lower level, you'll find the ultimate entertainment area, complete with a living space and games room. There is one large double bedroom here and two additional rooms, which could be used as an office or studio—there are endless possibilities. This section also has its own fully fitted kitchen. This level has direct access to the outdoors and offers the flexibility to be converted into a self-contained unit, with its own entrance via the garage. The two-car garage with electric doors is also accessible from this level. This villa's location is superb. Just 5 minutes to the charming Duquesa Marina with its shops, restaurants, and stunning beaches. You are truly spoilt for choice. The Sotogrande Marina is only 10 minutes away. The bustling old town of Estepona is a 15-minute drive away. Only 30 minutes to Gibraltar for ea...

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