

# Manilva

## Apartment / Apartamento

€325,000

Ref: X21786



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107 m<sup>2</sup>



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## Property Purchase Expenses

Property price .....	€325,000 (£277,193)
Transfer tax 7% .....	€22,750 (£19,403)
Notary fees (approx) .....	€750 (£640)
Land registry fees (approx) ...	€750 (£640)
Legal fees (approx) .....	€1,500 (£1,279)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,559)
Remainder of deposit to 10% .....	€29,500 (£25,161)
Final Payment of 90% on completion ....	€292,500 (£249,473)

\* 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

Elegant Ground Floor Apartment in Coto Real, Manilva – A Rare Opportunity  
Discover this stunning ground-floor apartment in Coto Real, one of Manilva's most sought-after communities. Whether you're looking for a permanent residence, a holiday retreat, or a smart investment, this property offers it all.  
Prime Location & Exclusive Amenities

Nestled in the scenic hills of Manilva, Coto Real provides a luxurious and peaceful living experience. Residents enjoy beautifully landscaped gardens, various communal swimming pools, children's play areas, and a paddle tennis court within a secure, gated community with 24-hour security for added peace of mind.

Just a short walk away, you'll find Sabinillas and the picturesque Marina of La Duquesa, offering charming restaurants, bars, shops, and essential services. Golf lovers will appreciate the proximity to Duquesa Golf Course. Excellent transport links connect you to Gibraltar and Marbella (30-minute drive) and Malaga Airport (50 minutes).  
Bright, Spacious & Stylish Living area

The apartment features a light-filled living and dining area that opens onto a 47m<sup>2</sup> terrace with glass curtains and open spaces, offering breathtaking views of lush greenery and direct access to a quiet swimming pool—almost like having a private oasis. The large terrace is perfect for relaxation, outdoor dining, and entertaining.

The fully equipped and spacious independent kitchen includes access to a small laundry area.  
Comfort & Privacy

A private hallway leads to three generously sized bedrooms. The master bedroom includes an en-suite bathroom, while the two additional bedrooms share a spacious second bathroom. Built-in wardrobes in all rooms provide ample storage.  
Additional Features

Central air conditioning (hot & cold) for year-round comfort

Automatic blinds on all windows for added privacy

Underground parking & secure storage room  
Your Perfect Home or Investment

Whether you seek a permanent residence, a luxury getaway, or a high-return rental property, this apartment is a fantastic opportunity.

Don't miss out—contact us today to arrange a viewing!

The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses.

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