

# New luxury off-plan villas with panoramic views in Manilva

*Manilva, Málaga, Andalucía, the Costa del Sol, Spain*

New luxury modern villas in Spain in Manilva with amazing views overlooking the Mediterranean Sea and walking distance to the beach. The unical opportunity to buy your luxury off-plan villa for the 40% below market price and with the guarantee of a solid construction company.

**Only 9 units available**



**Price: 525.000 € - 750.000 €**

**No community fees**

## **Benefits buying off-plan**

It is a very comfortable and profitable way to build your luxurious property in a dream place at the cheapest price and with the guarantee of a solid construction company.

Buy 40% below market price.

Possibility to change internal distribution.

You can decide the finishes.

**Triple guarantee:** 10 years structure, 3 years instalations, 1 year finishes.

## Payment terms

Reservation Fee 20.000€;  
Buy the plot 180.000,00 € - 270.000,00 € ;  
Sing turkey contact 30.000€;  
Start building 20%  
Monthly payment & Finance  
Completion 10-12 months;

### Over the plot

+ Additional buying cost  
ITP: 21%  
Notary's fees: 0,3-0,5%  
Registration fees: 300-600€

### Over the building cost

+ Additional buying cost  
ITP: 10 %  
Notary's fees: 0,3-0,5%  
Registration fees: 300-600€

Built Area: 180m<sup>2</sup>  
Plots: 492m<sup>2</sup> - 809m<sup>2</sup>  
Terraces: 59,34m<sup>2</sup>  
Swimming Pool: 30 m<sup>2</sup>

- Panoramics sea views , modern eco design.
- South facing
- 2 levels;
- Bedrooms: 3-4;
- 3-4 bathrooms;
- Fully fitted kitchen with electrical appliances Siemens: vitroceramic, extractor, oven, microwave, dishwasher, fridgefreezer...
- Eco design, an ecological and low maintenance building;
- Sea views, South East facing, Open Plan;
- Swimming pool with Salt water system, finished in white mosaic. Includes exterior shower;
- Luxury apps, Built- in wardrobes, Suspended ceiling, Luxury finished, Designer fixtures;
- Aerothermal heating systems LG for air conditioning/heating and hot water;

Designed with different living zones for day and afternoon light according to the sun exposure. All living areas have the entrance of daylight and a good ventilation. It used the best quality materials, natural marble, wood and carpentry for luxury designs. Designers of the company will work with you to find the best choice in furniture and finishes.

## Location

New off-plan villas are situated very close to various ports: Duquesa and Estepona with all kinds of services and amenities such as restaurants, international schools, polo and international golf courses like Santa María Polo Club , tennis clubs, water sports, yachting, wildlife parks, horse-riding, popular beach clubs and exclusive shopping. 320 days of sunshine.

35 min Marbella;  
40 min Gibraltar  
15 min Sotogrande  
10 min Estepona;  
12 min from Puerto de la Duquesa  
Beach walking distance  
2 hours from Ronda, Granada and Sevilla.

Optional extras:

It is possible to install additional: heat pump for swimming pool + automatic cover,

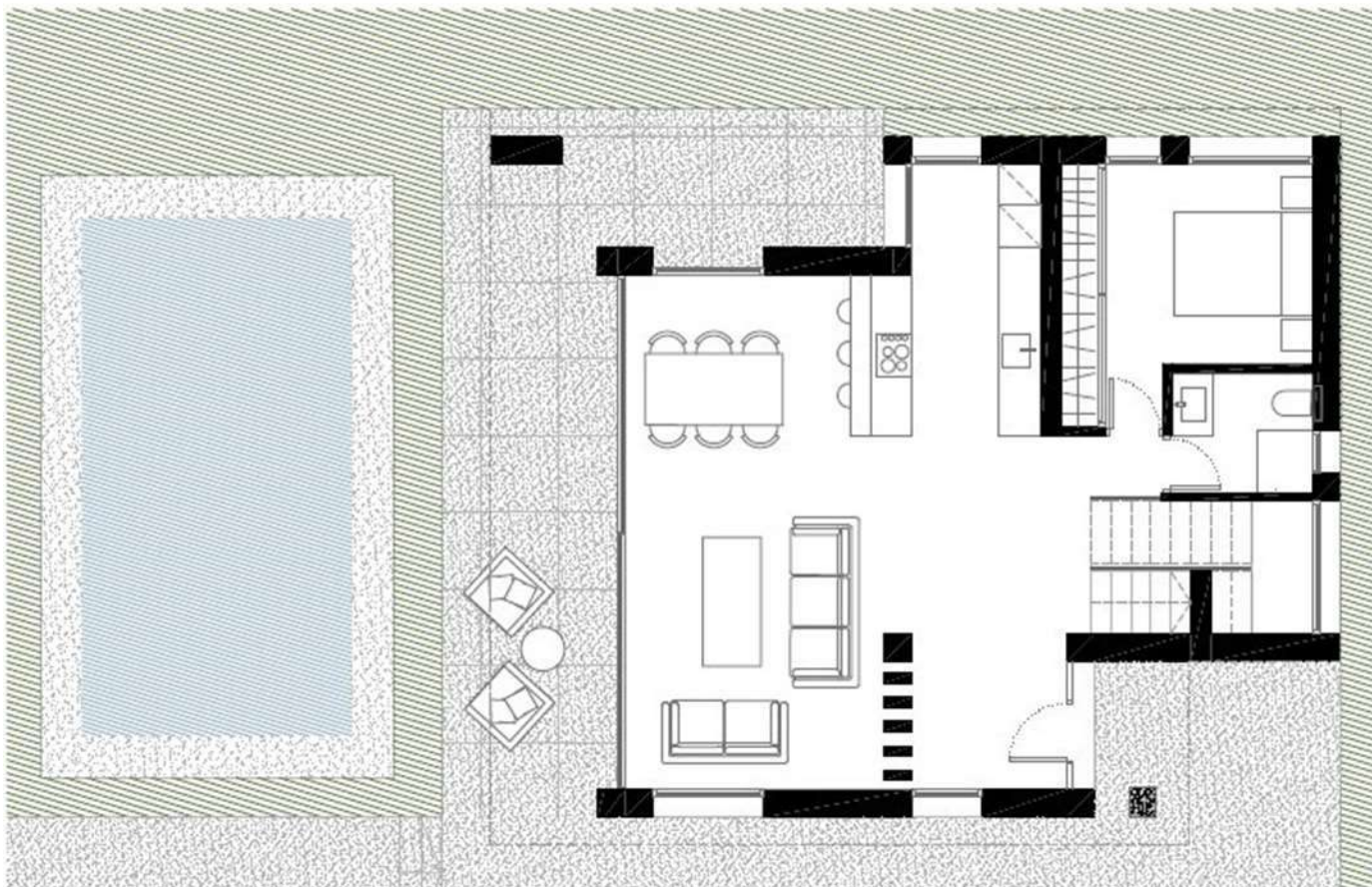
Chillout area 17.000€ ,

upgrade to Gaggenau appliances 11.200€.

**Floor plan type A**

**Masterplan**



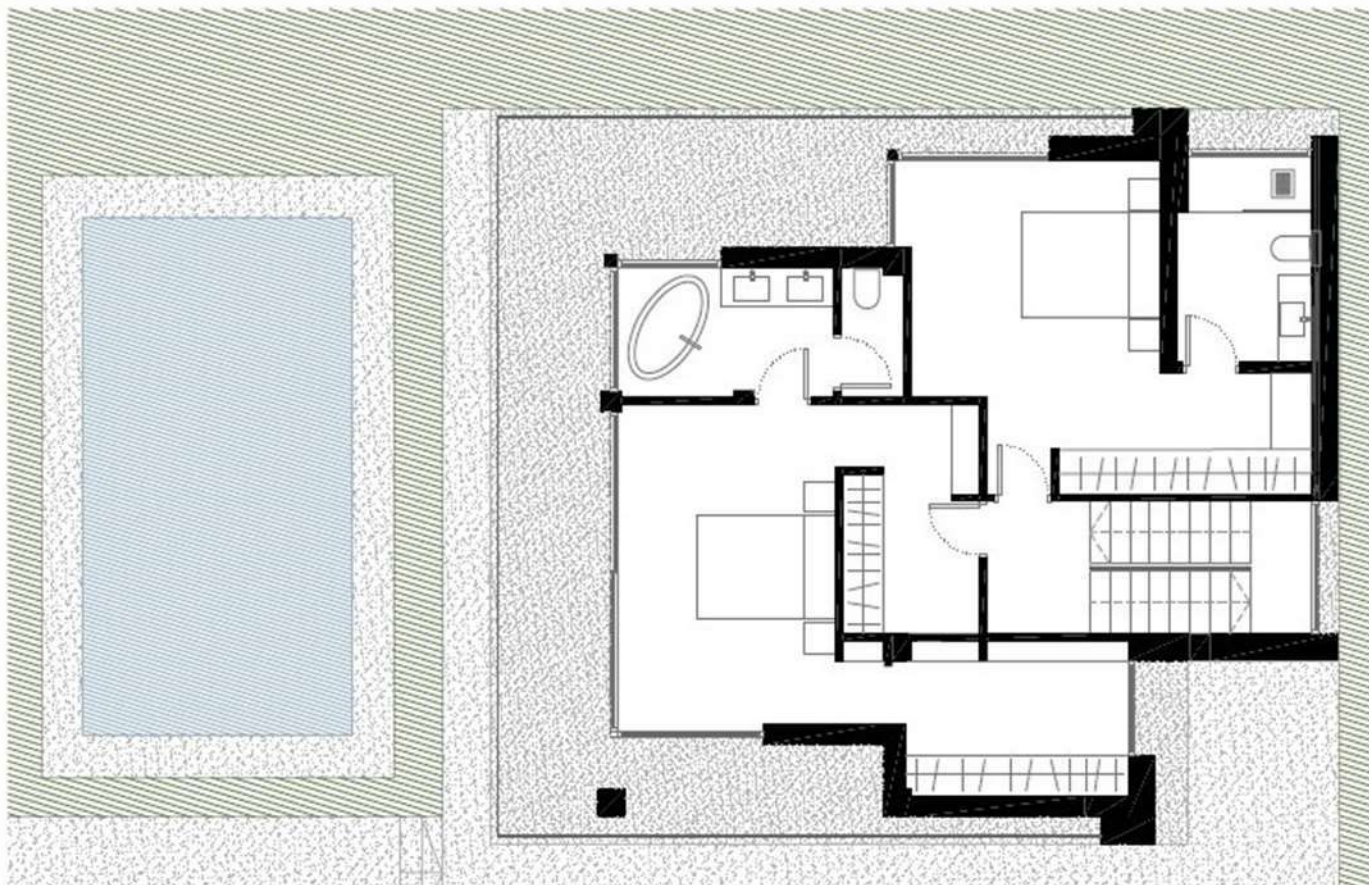


### Ground floor

Built Area: 91,20m<sup>2</sup>

Terraces: 60,20 m<sup>2</sup>

Swimming Pool: 30 m<sup>2</sup>



### First floor

Built Living Area: 89 m<sup>2</sup>

Terrace: 28,20 m<sup>2</sup>

















