+34 604 489 646
info@luxury-realty.com
luxury-realty.com



MANILVA

700,000 €

REFERENCE R4590769

Unrivalled Mediterranean Panorama: Build Your Dream Villa in Manilva, Southern Spain

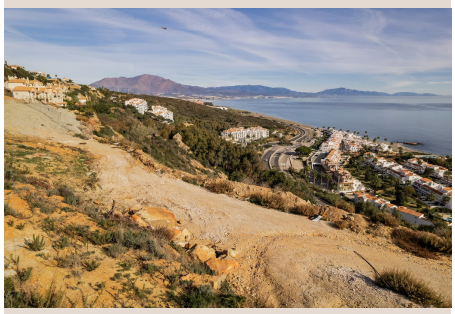
499 m²

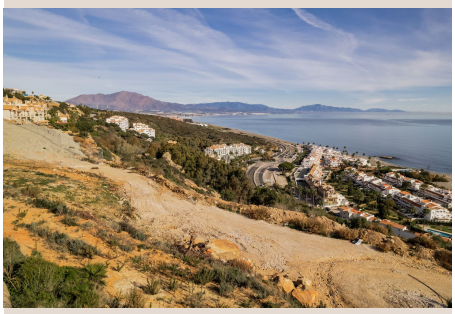
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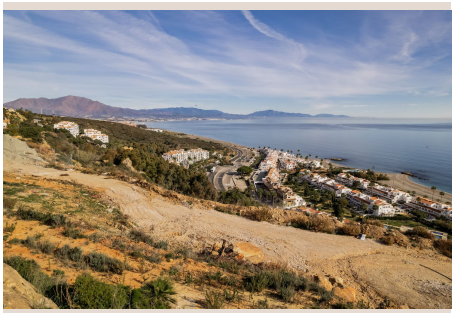
1,514 m²

PLOT











Description

Perched majestically in an elevated position, commanding breathtaking vistas just above the shimmering Mediterranean Sea, this extraordinary residential plot presents an unparalleled opportunity for the discerning buyer. Located in the charming and increasingly sought-after municipality of Manilva, within Southern Spain's illustrious Costa del Sol, this prime parcel of land is mere moments from the world-renowned resort of Sotogrande, a beacon of luxury and refined living.

This is not merely a plot; it is a canvas for an architectural masterpiece, offering a lifestyle defined by panoramic beauty, tranquility, and exclusivity. From its privileged vantage point, the property unveils a truly iconic sweep of scenery, an ever-changing spectacle of natural grandeur that stretches across the azure expanse of the sea, encompassing the picturesque Bay of Estepona, the historic silhouette of Gibraltar, and extending to the mystical outlines of the African coastline. Every sunrise and sunset from this location promises to be an event, painting the sky with an array of colours over the magnificent seascape.

The Canvas for Your Bespoke Mediterranean Residence

Nestled within an exclusive, newly developed urbanisation that benefits from modern infrastructure and a commitment to quality, this spacious plot is a rarity. It distinguishes itself by coming with the ultimate head-start for your project: an already approved license for a substantial 387m² villa. This expertly designed residence is conceived to span two luxurious floors, thoughtfully incorporating an expansive 149m² of terrace space – perfect for al fresco dining, sunbathing, and soaking in the magnificent views. The approved plans also include the essential hallmark of Mediterranean living: a private, sparkling swimming pool, creating an immediate oasis for relaxation and entertainment.

The foresight of securing an approved building license significantly de-risks and accelerates the development process, allowing the future owner to move swiftly towards constructing their bespoke home without the common bureaucratic hurdles. This 'ready-to-build' status is a premium advantage in a market where such permits can often entail lengthy waiting periods and complex procedures.

Exceptional Building Potential and Design Flexibility

Beyond the pre-approved design, the generous building regulations for this prestigious area open up even grander possibilities. The allowed maximum build percentage stands at a remarkable 33% of the plot size. This considerable allowance means that, should one desire to expand on the existing plans, a magnificent villa of up to approximately 500m² of constructed area, coupled with a spacious basement level, could be realised. The maximum allotted footprint, allowing for a substantial ground floor, is 25% or 378m².

Such flexibility empowers the owner to envision and create a truly palatial residence tailored precisely to their exacting standards and lifestyle aspirations. Whether it’s additional guest suites, a home cinema, a state-of-the-art gym, a wine cellar, or a sprawling entertainment area, the potential for customisation is virtually limitless. This plot isn't just about constructing a house; it's about crafting an architectural legacy, a personal haven designed to maximise comfort, luxury, and the stunning natural surroundings.

Strategic Location: Manilva & The Costa del Sol Lifestyle

Manilva, a jewel in the crown of Southern Spain, offers an authentic Andalusian experience combined with seamless access to cosmopolitan amenities. Its coastal charm is enhanced by pristine, uncrowded beaches, offering golden sands and the soothing rhythm of the waves. The plot's strategic positioning ensures that while you enjoy secluded tranquility, you are never far from vibrant hubs and essential services.

The proximity to some of the Costa del Sol’s most illustrious destinations is a key attraction. Sotogrande, a mere short drive away, is synonymous with elite sporting facilities, including world-class golf courses like Valderrama, top-tier polo clubs, and a glamorous marina bustling with luxury yachts and fine dining establishments. Further along the coast, the charming fishing villages and marinas of La Duquesa and Sabinillas offer a more relaxed, local flavour, with delightful tapas bars, seafood restaurants, and vibrant community life. Estepona, known as the "Garden of the Costa del Sol," provides a perfect blend of a

beautifully maintained old town, modern infrastructure, and an array of cultural and leisure activities.

This location ensures that residents can effortlessly indulge in the full spectrum of the Costa del Sol lifestyle – from championship golf and equestrian pursuits to sailing, gourmet dining, and high-end shopping. International schools, healthcare facilities, and excellent transport links, including Gibraltar Airport and Malaga Airport, are all within convenient reach, making this an ideal location for both permanent residence and an exquisite holiday retreat.

A Prudent Investment: Financial Advantages & Market Growth

In addition to its intrinsic value of location, views, and development potential, this plot offers a significant financial advantage. It will transact under ITP (Impuesto de Transmisiones Patrimoniales), which stands at a favourable 7%, rather than the substantially higher IVA (Impuesto sobre el Valor Añadido) of 21% typically applied to new constructions. This considerable saving on acquisition costs represents a direct benefit to the buyer, enhancing the overall investment proposition.

Manilva, and the broader western Costa del Sol, continues to attract substantial investment due to its natural beauty, excellent climate, and growing luxury market. Plots of this calibre, with pre-approved licenses and exceptional panoramic views, are increasingly rare and highly sought after. Acquiring such a property represents not just the opportunity to build an incredible dream home, but also a sound, appreciating asset in a stable and desirable European market.

This is more than just a piece of land; it is an invitation to embrace an extraordinary Mediterranean life. With its unrivalled panoramic views stretching across the sea to Gibraltar and Africa, its ready-to-build status with an approved license, the potential for a grander bespoke design, and its prime location near world-class amenities in Southern Spain, this plot represents a unique and exclusive opportunity. For those who envision a home where every detail reflects luxury, sophistication, and a deep connection to nature, this Manilva plot awaits your discerning vision.

Details

Reference	R4590769	Property Type	Land
Status	Sale	Price	700,000 €
Bedrooms	by request	Bathrooms	by request
Build size	499 m²	Plot Size	1,514 m²
Terrace	–	Parking places	by request

Features

Pool, Sea views, Mountain views, Resale

Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella