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



MANILVA

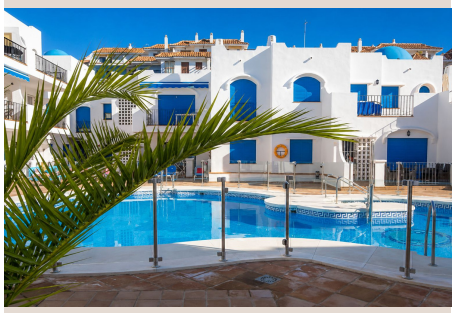
360 000 €

[redacted] R5443915

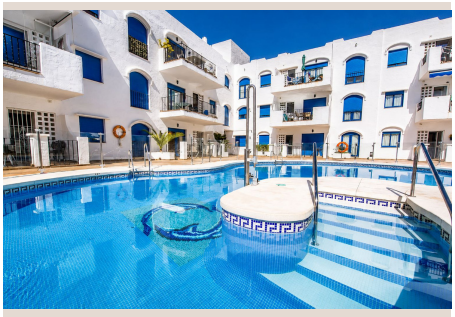
[redacted] Manilva

2	2	73 m²
[redacted]	[redacted]	[redacted]













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UNBEATABLE LOCATION / VALID TOURIST LICENCE/ EXCELLENT INVESTMENT OPPORTUNITY A fantastic opportunity to own a property just 200 metres from the beach, in one of the most sought-after locations on the Costa del Sol. Situated in the prestigious Mykonos Playa urbanisation, in the heart of La Duquesa Marina (Manilva), this apartment offers the perfect combination of lifestyle, convenience and investment potential. With a valid tourist licence already in place, the property is ideal both as a holiday home and as an investment with excellent short-term rental potential from day one. The location is truly unbeatable. Everything you need is within walking distance: the beach, the beautiful seafront promenade, La Duquesa Marina, restaurants, cafés, bars, supermarkets, pharmacies and all essential services. You can enjoy the Mediterranean lifestyle without needing to use the car. The apartment features a bright and spacious living-dining room with direct access to a spectacular private terrace, perfect for outdoor dining, relaxing or enjoying the wonderful Costa del Sol climate throughout the year. The fully fitted and equipped kitchen is practical and functional, while the property offers 2 spacious bedrooms and 2 complete bathrooms, providing comfort for both owners and guests. Main Features: ✔ Valid Tourist Licence – Excellent investment opportunity ✔ Only 200 metres from the beach ✔ Prime location in La Duquesa Marina ✔ 2 bedrooms ✔ 2 bathrooms ✔ Spacious living-dining room ✔ Large private terrace ✔ Fully fitted and equipped kitchen ✔ Air conditioning ✔ Private underground parking space included ✔ Beautiful communal swimming pool ✔ Well-maintained residential complex The apartment also benefits from excellent road connections, with Estepona, Sotogrande, Marbella and Gibraltar all within easy reach. The area is surrounded by renowned golf courses, marinas and natural landscapes, making it one of the most attractive destinations on the Costa del Sol for both residents and investors. Whether you are looking for a permanent residence, a holiday retreat or an investment property with immediate rental potential, this apartment represents an exceptional opportunity in an unbeatable location. Contact us today for more information or to arrange a viewing. The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base will be the higher of the declared purchase price and the cadastral reference value (Article 10 TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances. Notary fees and Land Registry fees are regulated by official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated cost is between €500 and €2,000 for notary fees and between €250 and €1,500 for Land Registry fees. Administrative (gestoría) fees (if voluntarily engaged, with freely agreed fees): estimated between €300 and €500.The municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 TRLRHL). Total estimated cost for the buyer: €396,000. This estimate is indicative ■and ■provided ■in ■accordance with ■Article ■20.1.c) ■TRLGDCU. ■The ■final amount ■will ■depend on ■the ■specific circumstances ■of ■the ■transaction ■and the buyer. Agency ■fees ■are ■payable ■by ■the ■seller. NG1

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■■■■■■■■	R5443915	■■■ ■■■■■■■■	■■■■■■■■■■■■
■■■■■■	■■■■■■■	■■■■	360 000 €
■■■■■■■■	2	■■■■■■■	2
■■■■■■■■	73 m²	■■■■■■■■	–
■■■■■■■■	–	■■■■■■■■■	■■ ■■■■■■■■

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