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MANILVA

299 000 €

■■■■■■■■ ■ Manilva

■■■■■■■■ R5543509

3	1	50 m²
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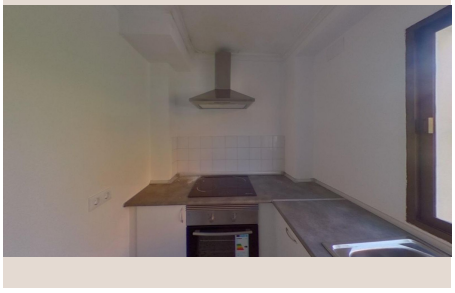

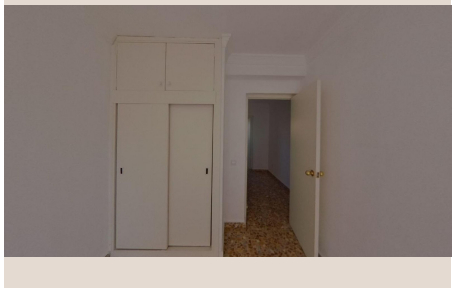

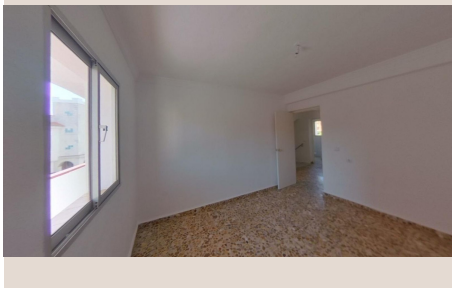



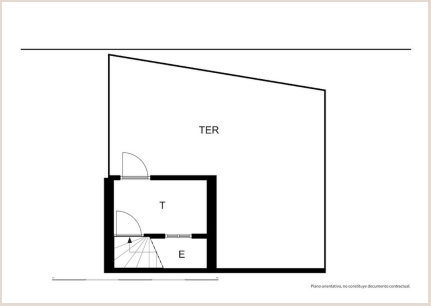
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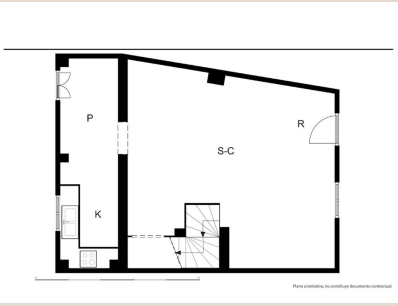
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TERRACED HOUSE WITH 3 BEDROOMS AND A LARGE TERRACE NEAR THE BEACH – MANILVA, PUERTO DE LA DUQUESA CASH BUYERS ONLY. PROPERTY NOT ELIGIBLE FOR MORTGAGE FINANCING IN ITS CURRENT CONDITION. Terraced house located in the El Castillo area of Manilva, very close to the beach and Puerto de La Duquesa, in an established residential area of the Costa del Sol. The property has a total built area of 126 m² according to the Spanish Cadastre, distributed over two residential floors and an upper level with access to a spacious terrace, all connected by an internal staircase. The ground floor comprises a living-dining room, a fitted kitchen and a patio. The first floor offers three bedrooms, two of which have built-in wardrobes, a bathroom and a balcony. The upper level features a spacious terrace, ideal for enjoying the Mediterranean climate. The property is conveniently located close to supermarkets, restaurants, shops, beaches, golf courses and all essential amenities. It also benefits from excellent road connections via the A-7/N-340, providing easy access to Sabinillas, Puerto de La Duquesa, Sotogrande and Estepona. IMPORTANT INFORMATION REGARDING LAND REGISTRY STATUS AND COASTAL LAW RESTRICTIONS The property is subject to certain Land Registry and administrative circumstances that prospective buyers must be aware of and carefully consider before submitting an offer. 1. BUILT AREA AND LAND REGISTRY STATUS The property has a total built area of 126 m² according to the Spanish Cadastre. However, the Land Registry records the property with an approximate area of 50 m², corresponding to the registered description of the plot. The Cadastre identifies a plot measuring 59 m² and a building with a total constructed area of 126 m². The upper floor of the building has not been registered with the Land Registry, resulting in discrepancies between the registered description and the property's actual physical and cadastral characteristics. 2. ENCROACHMENT ON THE MARITIME-TERRESTRIAL PUBLIC DOMAIN AND COASTAL EASEMENTS According to the available information, the property is subject to the following restrictions: - Encroachment on the maritime-terrestrial public domain, affecting approximately 8.42 m². - Coastal right-of-way easement (public transit easement), affecting approximately 45.89 m². - Coastal protection easement under Spanish Coastal Law. These circumstances impose legal and administrative restrictions on the property and may affect its use, renovation works, extensions, alterations and potential legal regularisation. 3. NEGATIVE LAND REGISTRY DECISION AND POSSIBLE REGULARISATION On 17 July 2026, the registration application received a negative decision from the Land Registry due to encroachment on the maritime-terrestrial public domain. It is currently not possible to proceed with the outstanding registration. Any potential regularisation would require an assessment of the legal status of the occupation of the maritime-terrestrial public domain and the applicable coastal easements by the competent Coastal Authority, together with an examination of the property's compliance with planning regulations and Land Registry requirements. Any possible solution would be subject to decisions and authorisations from the relevant public authorities. There is no guarantee that the discrepancies in surface area can be regularised or that the upper floor can ultimately be registered. 4. CONDITIONS OF SALE Due to the circumstances described above, the property is being marketed as unsuitable for mortgage financing in its current condition. The sale is exclusively intended for buyers who have sufficient personal funds to complete the purchase in cash, without relying on mortgage financing. Prospective buyers must be fully aware of and expressly accept the property's physical, Land Registry and administrative status, including the encroachment on the ■maritime-terrestrial ■public ■domain, ■the applicable ■coastal ■easements ■and ■the ■current inability ■to ■proceed with ■the ■outstanding registration. The ■property ■is ■sold ■in its current ■legal, ■Land ■Registry ■and ■administrative ■condition.

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