



PENTHOUSE BLUE SUNSET – PUERTO DE LA DUQUESA (MANILVA)

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BLUE SUNSET PENTHOUSE – LA DUQUESA (MANILVA)

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Official presentation document for real estate agencies and potential buyers

Blue Sunset

—Contemporary residential complex with sea views—

1. Introduction

Located at the summit of the Blue Sunset residential complex, this **corner penthouse** represents the perfect fusion of contemporary architecture, independence, and natural light. Its privileged position on the **top floor**, with **no adjoining neighbors**, offers **absolute privacy** and the feeling of a **villa suspended above the sea**.



Sale Price: €385,000

Built Area: 222 m² (134 m² usable)

Bedrooms: 2

Bathrooms: 2 (one en suite)

Garage and Storage Room: included

Year of Construction: 2021

Full Design Renovation: 2024

Energy Certificate: Class B (CTE HE 2013)

2. Architecture and Design

This penthouse stands out for its **contemporary architecture**, defined by **clean lines**, **high sloping ceilings**, and **extra-large panoramic VELUX® windows** framing the Mediterranean. The design maximizes natural light, creating a bright and spacious atmosphere throughout the day.

Unrivaled views of:

- The Bay of Málaga
- The Coast of Cádiz
- Africa and the Rock of Gibraltar

The interplay of geometry, the balance of noble materials, and the sense of volume create an **immersive architectural experience**.



3. Interior Design and Comfort

Designer Kitchen

A bespoke kitchen crafted to perfection and equipped with **high-end appliances**. The space features an **exclusive natural stone countertop** – **Portobello granite by Levantina®**, a material of exceptional beauty and durability.

It includes a **semi-professional teppanyaki**, **large-format induction hob**, **dishwasher**, **washing machine**, **oven**, **microwave**, and a **state-of-the-art American refrigerator**, complemented by a **wine and cava sommelier cooler**.

The **ceiling-integrated extractor hood** provides high-performance ventilation while preserving the room's minimalist aesthetic.

The kitchen is enhanced with a **fully integrated LED lighting system** in **anodized aluminum profiles** along walls, ceilings, and skirting.

All lighting is managed by a **smart touch control panel**, featuring **brightness, tone, and intensity sensors** that allow the creation of personalized ambiances throughout the day.



Living Room, Bedrooms, and Bathrooms

The **living-dining area**, open and luminous, sits on a corner facing the sea, offering **breathtaking panoramic views** of the bay, La Duquesa marina, and the African coastline.

Thanks to its open layout and privileged orientation, the property enjoys **exceptional natural ventilation**, allowing the **Mediterranean breeze** to flow through each room, bringing freshness and tranquility year-round.

The **two large bedrooms** feature **wall-to-wall built-in wardrobes** in white lacquered wood, providing elegance, brightness, and a sense of spaciousness.

The **two full bathrooms**, one of them en suite, are finished with **premium porcelain materials, modern fixtures, and carefully selected details** that combine aesthetics, comfort, and functionality.

The property is offered **fully furnished with designer furniture**, chosen to harmonize with the architecture and highlight its **sophisticated and timeless character**.





Comfort and Insulation

Equipped with a **central air-conditioning system by General Electric®**, the property ensures **optimal temperature control** throughout the year. It includes **state-of-the-art thermal and acoustic insulation**, built with **multi-layer drywall panels** incorporating **soundproof and protective materials** across the entire home. This advanced system guarantees **maximum comfort, energy efficiency, and absolute quiet**.

Every detail has been designed to enhance the enjoyment of **space, light, and views**.



4. Blue Sunset Residential Complex

Blue Sunset is an **exclusive residential complex of 48 homes**, designed with a **modern Mediterranean concept** to offer **comfort, elegance, and security** year-round.

The community features **24-hour security**, supported by **more than a dozen surveillance cameras** strategically located throughout entrances and shared areas. It also has **full-time maintenance personnel** (8 hours per day, Monday to Friday), ensuring **impeccable management, cleanliness, and maintenance** of all communal spaces.

Amenities include:

- **Communal swimming pool** with **sun deck, parasols, and loungers**, perfect for enjoying the Mediterranean climate.
- **Fully equipped gym** with **state-of-the-art equipment** for strength training, toning, and cardio.
- **Spacious elevators** and **landscaped access areas**, offering **360º panoramic views** over the natural surroundings, the marina, and the sea.

The building is in **excellent condition**, managed by **Terraminium** and an **active homeowners' association** focused on continuous improvement.

Technical and Legal Building Documentation:

- Final Building Certificate: February 18, 2021
- Responsible Declaration of First Occupation (DRPO): submitted and approved
- Ten-Year Structural Insurance: valid until February 17, 2031
- Energy Certificate: PRY/ooo691640/01/2020
- Technical Inspection Report (OCA Global): September 30, 2020
- Quality Report: noble materials, high-efficiency carpentry, premium porcelain finishes, advanced insulation systems, and contemporary design.
- Approximate annual community fees: €1,800

Built with **noble materials and cutting-edge techniques**, Blue Sunset has become a **benchmark of modern and sustainable construction** on the Costa del Sol, recognized for its **architectural excellence, quality finishes, and harmony with the Mediterranean environment**.



5. Technical Documentation Available

All **technical and legal documentation** for the property is **complete, updated, and available for professional consultation** within the original dossier.

Included documents:

- Land Registry Extract – Property No. 29065, Manilva Land Registry.
- Final Building Certificate – February 18, 2021.
- Energy Certificate – PRY/ooo691640/01/2020.
- Technical Report OCT (OCA Global) – September 30, 2020.
- DRPO (Responsible Declaration of First Occupation) – submitted and approved.
- Technical documentation – architectural plans, structural calculations, electrical and HVAC installations, all officially approved and stamped.
- Blue Sunset community bylaws and regulations, minutes of recent meetings, and 2025 community budget managed by Terraminium.
- Interior renovation license and Responsible Declaration for the improvements made to the penthouse, including upgraded materials, insulation, and lighting systems.
- Active tourist rental license and registration documentation, fully compliant with Andalusian regulations (RTA).

All documentation is **technically certified and legally valid**, ensuring **full transparency, legal security, and verified construction records**.

6. Location and Surroundings

El Hacho Residential Area – La Duquesa (Manilva, Málaga)

3 minutes from **La Duquesa Marina**, 5 minutes from **Sotogrande**, and 25 minutes from **Marbella**.

Direct access to **A-7 and AP-7 motorways**, beaches only 500 m away, and **La Duquesa Golf Course** just 300 m from the property.

A perfect balance between **privacy, sea views, and Mediterranean lifestyle**.

7. Investment Opportunity

The **Blue Sunset Penthouse** holds an **active tourist license**, registered in the **Andalusian Tourism Registry** under code **VUT/MA/83093R**.

Registration Date: July 11, 2024

Authority: Ministry of Tourism, Culture, and Sports – Junta de Andalucía

Registered Address: Blue Sunset Residential, El Hacho 1, Block 1, Portal 1, Stair 1,

Penthouse A, Puerto de La Duquesa – Manilva (Málaga)

Category: Full Tourist Accommodation

The activity is **legally backed by the Responsible Declaration** filed electronically under **Procedure 6631**, in full compliance with **Law 13/2011 on Andalusian Tourism** and **Decree 28/2016** regulating tourist accommodations.

This framework ensures **immediate legal validity** for operation as a licensed holiday property.

The “**Blue Sunset Penthouse – Vacation Rental**” **Business Plan**, covering a 12-month period, demonstrates **high profitability potential** with a **balanced seasonal income structure**.

With **€140/night in low season** and **€220/night in high season**, the property achieves an optimal blend of **occupancy and premium value**.

The model shows **sustained profitability** and **strong performance during the high-demand season (June–September)**.

Key success factors:

- Prime seafront location near La Duquesa Marina.
- Efficient management through leading platforms (Airbnb, Booking, Vrbo, and own website).
- Opportunity to offer premium guest services (transfers, romantic packages, early check-in, personalized concierge).
- Loyalty strategy to promote guest retention and stable annual occupancy.

The area has experienced **real estate appreciation exceeding 20%**, positioning Blue Sunset as a **secure, profitable, and steadily growing investment**—both in property value and rental yield.

The penthouse is **ready to occupy or generate income immediately**, meeting all **legal, technical, and comfort standards** required in the current luxury rental market.

8. Energy Efficiency of the Building and Penthouse

The **Blue Sunset Building**, located on **Plot I.6-1, “El Hacho” Partial Plan, Manilva (Málaga)**, was designed and built following the **highest sustainability and energy efficiency standards**.

Building Energy Certificate

- **Building:** Blue Sunset – Plot I.6-1, PP “El Hacho”, Manilva (Málaga)
- **Cadastral Reference:** 9258908TF9295N0001AH
- **Date of Issue:** December 9, 2020
- **Certifying Architect:** José Alberto Muñoz Vega (NIF 34019626G)

- **Method:** HULC – CTE HE & CEE v.1.0.1564.1124 (03/03/2017)
- **Overall Rating:**
 - Primary non-renewable energy consumption: **18.73 kWh/m² per year – Class B**
 - CO₂ emissions: **3.44 kg/m² per year – Class A**
- **Main Energy System:** Solar thermal installation covering **78% of domestic hot water demand (DHW)**
- **Registered with:** Department of Finance, Industry, and Energy of Andalusia – December 9, 2020

The building features **advanced thermal insulation, double-glazed carpentry with thermal bridge breaks, and solar systems**, maintaining stable indoor temperatures and significantly reducing energy demand.

The **penthouse**, located on the upper floor with a **southeast orientation and frontal sea view**, benefits from **exceptional natural cross-ventilation and abundant daylight** through panoramic Velux skylights.

It is equipped with:

- **Central air-conditioning system (General Electric®)** with zoned control.
- **Comprehensive thermal-acoustic insulation**, using multilayer drywall and fonoabsorbent protection materials.
- **Dimmable LED lighting**, with anodized aluminum profiles and light sensors.
- **Low-consumption (A+++)** **appliances**, including induction hob, oven, and high-efficiency refrigerator.

As a result, the apartment maintains **very low energy consumption**, providing **thermal comfort year-round** and **maximum resource efficiency**.

Together, the building and the penthouse form a **sustainable, energy-efficient, and environmentally conscious residence**, fully aligned with the **Spanish Technical Building Code (CTE HE 2019)** and European Union efficiency standards.







