

# Casares

## Apartment / Apartamento

€375,000

Ref: J19572



2



2



155 m²



139 m²



✓



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€375,000 (£317,025)
Transfer tax 7% .....	€26,250 (£22,192)
Notary fees (approx) .....	€750 (£634)
Land registry fees (approx) ...	€750 (£634)
Legal fees (approx) .....	€1,500 (£1,268)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,536)
Remainder of deposit to 10% .....	€34,500 (£29,166)
Final Payment of 90% on completion ....	€337,500 (£285,323)

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## **Description**

Fabulous 2 bedroom 2 bathroom southeast facing ground floor apartment with generous sized terrace (36m<sup>2</sup>) leading out to your own private garden (16m<sup>2</sup>) in a luxurious frontline beach development located in Casares Costa. The property is being sold fully furnished and comes with private underground parking and store room. This apartment is located in a beautiful and sought-after urbanisation, with its Moorish architecture and design. The urbanization offers beautiful gardens with fountains, 4 communal swimming pools and 24-hour security. This property is superbly presented, it is light and airy with plenty of indoor and outdoor space. Has hot and cold air-conditioning and fitted wardrobes. As you enter the property you immediately notice the tasteful flooring and Moorish style archway leading into the open plan dining/lounge area. Prior to this on the left is the entrance to the kitchen. The fully fitted kitchen has been well designed positioned along 2 walls in an L-shape offering plenty of work surfaces. The kitchen has plenty of natural light from the large double window positioned on the left (front of the property). The kitchen is a good size with plenty of space for the breakfast table positioned towards the window. As you leave the kitchen, turn left through the archway into the open plan dining / lounge. As you enter you'll see how the room has been divided into a lounge with a fireplace on the left and dining area on the right. The first entrance on the right you'll find the family bathroom and Bedroom 2 and the second entrance on the right is where the master en-suite bedroom is located. Directly in front of you are floor to ceiling glass patio doors that lead to the private terrace and garden and run the length of the room generating plenty of natural light giving the room a bright and airy feeling. Either inviting you outdoors or bringing the outdoor space inside instilling a peaceful calmness to your day. The generous sized covered terrace has 2 access points, via the open plan dining/lounge or the Master Bedroom. The terrace has a good sized table comfortably seating 4 towards the left and towards the right is a seating area including 2 arm chairs, a double seater with side table, positioned around a coffee table. This seating area is a modern looking light wicker garden furniture set. At the end of the terrace is your own private garden to enjoy and get close to nature. You enter the master bedroom through another Moorish style archway and has floor to ceiling glass patio doors that lead onto the terrace. The en-suite includes a large mirror above double sinks, a frost window above the bath/shower and walk-in shower. The family bathroom has a walk-in shower and Bedroom 2 is of similar size to the master bedroom currently with 2 single beds and has a large double window. From the urbanisation, you have direct access to the Blue Flag Casares beaches and the famous, La Sal, Beach restaurant and the Finca C...

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible