

Casares

Apartment / Apartamento

€310,000

Ref: J19694



2



2



150 m²



✓



Consumption
G

Emissions
Applied for

Tel: +34 950 615 388
www.spanishpropertychoice.com

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143



spanish
property
CHOICE

Property Purchase Expenses

Property price	€310,000 (£265,028)
Transfer tax 7%	€21,700 (£18,552)
Notary fees (approx)	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx)	€1,500 (£1,282)

Standard form of payment

Reservation deposit	€3,000 (£2,565)
Remainder of deposit to 10%	€28,000 (£23,938)
Final Payment of 90% on completion	€279,000 (£238,525)

* 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

This fabulous 2-bed, two-bath first floor apartment with a generous sized terrace (46m²) provides mountain views, overlooks the beautiful gardens with swimming pool and sea views. The apartment is sold fully furnished and comes with a store room and private underground parking. Located in Casares Beach, a beautifully maintained gated urbanisation with communal gardens, swimming pools and paddle tennis court. The urbanisation further benefits from manned security and concierge service. The location of this urbanisation is unbeatable, next to Doña Julia Golf Club and you are just a 5-10 minute walk from the stunning Casares Coastline and the well-renowned 'La Sal' Chiringuito (beach restaurant). You can also choose to walk more directly to the coastal town of Sabinillas which is also only a 10 minute walk (2 minute drive). The beach has been awarded the Blue Flag, a distinction awarded by the European Foundation for Environmental Education. The beach promenade or paseo has a selection of quality tapas bars, restaurants, and beach chiringuitos offering a variety of local and international cuisine. You can continue to follow the promenade to the popular Marina de la Duquesa. As you enter the apartment you are in the reception area, to the left is the entrance to the kitchen, directly in front is the central hallway where the bedrooms and bathrooms are located and to the right the entrance to the open plan lounge/dining room. This apartment has a real modern feel and is decorated to a high standard. The apartment includes air conditioning via vents, an electric fireplace and has plenty of natural light with windows or patio doors in all rooms including the 2 bathrooms. The fully fitted kitchen is in an L-Shape design providing plenty of work surfaces and cupboards. The sink is well positioned underneath the large kitchen window that overlooks the golf club. To the right there is a patio door providing access to the separate utility room. The utility room window provides mountain views. As you re-enter the kitchen on the left there is an enclosed area that has been tastefully utilised with additional kitchen shelving. The open plan lounge / dining room is beautifully decorated and has a wow factor. The lounge has floor to ceiling sliding patio doors with plenty of natural light enticing you towards the terrace. This well presented room has the dining area that comfortably seats 6 and the lounge area with a large L-shaped sofa-bed. The dining table, coffee table and side table are all marble and the art work and modern lighting completes the lovely setting. As you enter the terrace from the lounge you appreciate the size of the terrace. The views are fantastic! Towards the left are mountain views, in front beautiful gardens with swimming pool and sea views beyond. The covered terrace has been divided into 2 main sections 1) area via the lounge 2) a larger terrace area where in addition from the lounge both bedrooms have dire...

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