

# Casares

## Apartment / Apartamento

€675,000

Ref: J19981



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206 m<sup>2</sup>



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Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€675,000 (£580,082)
Transfer tax 7% .....	€47,250 (£40,606)
Notary fees (approx) .....	€750 (£645)
Land registry fees (approx) ...	€750 (£645)
Legal fees (approx) .....	€1,500 (£1,289)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,578)
Remainder of deposit to 10% .....	€64,500 (£55,430)
Final Payment of 90% on completion ....	€607,500 (£522,073)

\* 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

A simply breath-taking duplex penthouse in Lotus, on the Casares Coast. The views from here are stunning, with panoramic, uninterrupted views of the sea and Casares mountains. This apartment is a real gem with lots of outside space and a very elegant, modern, and beautiful interior. The apartment is split over two levels. The main living area and bedrooms are on one level, and the top floor is a rooftop solarium. The apartment is built to top-quality specifications with electric blinds, top-quality appliances, 'porcelanosa' tiling, air conditioning and heating, fully fitted wardrobes, and much more. It comes with private parking and a storeroom. As you walk through the main door, you come to a large open-plan living area with a fabulous, open-plan, modern kitchen with an island and breakfast bar. The kitchen is equipped with top-of-the-line appliances. The lounge is exquisitely presented with a dining area and sitting area, and straight ahead, you can see right out to the sparkling blue Mediterranean Sea. The room is bright and airy, and the back windows look out to the majestic Casares mountains and golf course, where you can enjoy witnessing some spectacular sunsets. The living room leads seamlessly out to a private terrace through glass doors. As you walk out to the front terrace, you have the sea in front of you. The terrace wraps around you, so you then get a view over the Manilva vineyards, communal pool, and down to the town of Sabinillas. This is a fabulous area for al fresco dining. There is an awning that can be used when you want a shaded area and closed back if you want to bask in the sun. There is an external stairway here leading up to the roof-top solarium. Back at the main entrance to the apartment, you have a right wing leading to the bedrooms. There are two great sized bedrooms and two bathrooms. The main bedroom is extremely spacious, and you can enjoy sea views while lying in bed. There is direct access to the main terrace; imagine waking up to those views! The bedroom has its own walk-in dressing area with fitted wardrobes and an en-suite bathroom, which is very clean and modern with double sinks, 'Porcelanosa' tiles and a walk-in shower with a rain feature. The second bedroom has its own private, west-facing terrace with afternoon and evening sun. There are views of Doña Julia Golf Course and the Sierra Bermeja Mountains. Sit here, read a book, and watch the fabulous sunsets. The family bathroom is modern, also decorated with 'Porcelanosa' tiles, and has a fantastic walk-in shower. Even from here, you have a view! There is a window looking out to the mountains and vineyards. The solarium can be accessed from the main terrace. There is a little storeroom that houses the boiler and has a separate toilet and basin. The solarium gives you a 360-degree birds-eye view across the sea, golf course, and mountains. On a clear day, you have views across Africa, to Sabinillas town, the beach, and the Tor...

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