

# Casares

Apartment / Apartamento

€195,000

Ref: J20257



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103 m<sup>2</sup>



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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€195,000 (£163,708)
Transfer tax 7% .....	€13,650 (£11,460)
Notary fees (approx) .....	€750 (£630)
Land registry fees (approx) ...	€750 (£630)
Legal fees (approx) .....	€1,500 (£1,259)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,519)
Remainder of deposit to 10% .....	€16,500 (£13,852)
Final Payment of 90% on completion ....	€175,500 (£147,338)

\* 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 well presented two bed, two bath ground-floor garden apartment located in Casares Costa, just a short 10 minute walk from the beach. This apartment is located in a well-established urbanization with fabulous communal pools and gardens. The apartment is built to good quality specifications, including marble floors, fitted wardrobes, fitted kitchen, and air-conditioning. This is a ground-floor apartment with a little garden up front with lovely mountain views and a terrace on the back with a carport. Whilst you need to access the front door by going up some stairs, you can enter via the carport at the back and avoid having to use the stairs. As you walk through the main door, you have the kitchen to the left, the bedrooms to the right, and the living / dining room straight ahead of you. The living room leads out to a good sized back terrace. This is a good space to sit and dine alfresco. There are views to the right to the Casares mountains. There is also a carport here, so you can drive your car into your private property, which is a nice extra to have. This is extremely handy if you have shopping or luggage to unload. The apartment has two double bedrooms and two bathrooms. The main bedroom has an ensuite bathroom, and has glass balcony doors that lead right out to the terrace. The guest bedroom has mountain views. The area is fabulous - walk down to the coast in just 10 minutes and go to the stunning blue flag Casares beaches. There are some superb beach restaurants along this strip of Coastline. You can walk all the way to La Duquesa Marina, via the town of Sabinillas and beyond along the promenade. This is also a stunning route to cycle. Imagine waking up in the morning and walking down to the beach while the sun is rising - it is simply spectacular. Casares is also home to the 5 star Hotel and Golf Resort of Finca Cortesin. There are a number of restaurants all the way up the road so you are truly spoiled for choice. The Casares road leads up to the fairytale white washed village of Casares. In contrast to this Marbella and Puerto Banus are only 20 minutes away and the Old Town of Estepona is only 10 minutes away. This property would make a fabulous holiday home or rental investment. Come view with me!

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