

# Casares

Apartment / Apartamento

€285,000

Ref: J20271



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146 m<sup>2</sup>



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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€285,000 (£238,274)
Transfer tax 7% .....	€19,950 (£16,679)
Notary fees (approx) .....	€750 (£627)
Land registry fees (approx) ...	€750 (£627)
Legal fees (approx) .....	€1,500 (£1,254)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,508)
Remainder of deposit to 10% .....	€25,500 (£21,319)
Final Payment of 90% on completion ....	€256,500 (£214,447)

\* 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, spacious two-bed, ground-floor garden apartment with fabulous outdoor space, located in Doña Julia in Casares. The apartment has stunning sea and mountain views. While advertised as having two beds, the apartment comes with a 'bodega/basement' that has natural light. This can easily be converted into another bedroom suite. The plumbing for the bathroom is already in place and the owners already have a basin in there. The apartment is built to good quality specifications, with marble floors, hot and cold air-conditioning, electric blinds, fitted wardrobes and a fitted kitchen. The apartment comes with an underground parking space and storage room. From the basement, they have a separate storage room and direct access to the parking, making it so practical to enter your property from the parking. This apartment has a lovely spacious living space with a separate, fully fitted kitchen with a utility room. There is an open, lounge diner leading out to an absolutely incredible outside space. There are two good-sized bedrooms and two bathrooms in this part of the apartment. The main bedroom has an en suite bathroom and direct access to the main terrace and garden. The terrace is spectacular. It has a covered outdoor area, and an uncovered area with fabulous sea and mountain views. There are steps leading from the terrace down to a large private garden. The ideal place to have a family gathering, dine al fresco, or just sunbathe with a good book. From here, you can go down to a bodega/ basement. This room is a great size and can easily be converted into a third bedroom or granny flat, a games room, office or studio. There are endless possibilities. The property is located in a fabulous urbanisation with manicured gardens and communal pools. Doña Julia has its own golf course and clubhouse. It is located in Casares which is home to the six-star resort of Finca Cortesin. Casares is also really well known for its fantastic restaurants along the Casares road - the white-washed traditional Casares village is only a 20-minute drive away and the magical coast of Casares with its stunning beaches is only a few minutes drive away. If you're looking for a property with lots of private outdoor space in which to enjoy the Mediterranean climate, then this is the property for you. Come View with Me!

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