

Casares

Duplex/Townhouse / Casa adosada

€375,000

Ref: J20309



3



2



80 m²



227 m²



✓



Consumption
G

Emissions
Applied for

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property
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Property Purchase Expenses

Property price	€375,000 (£315,109)
Transfer tax 7%	€26,250 (£22,058)
Notary fees (approx)	€750 (£630)
Land registry fees (approx) ...	€750 (£630)
Legal fees (approx)	€1,500 (£1,260)

Standard form of payment

Reservation deposit	€3,000 (£2,521)
Remainder of deposit to 10%	€34,500 (£28,990)
Final Payment of 90% on completion	€337,500 (£283,598)

* 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 three-bedroom house is fabulously located, just a short walk away from Casares Coast and its fabulous beaches. It has stunning sea views and lots of outside space, making it ideal for making the most of the Mediterranean lifestyle. The house has a covered carport and porch at the front of the house. This is so handy to be able to park just outside and walk in to the kitchen to unload shopping, etc. The house is distributed over two floors. On the main floor, you have a lovely large lounge/dining room, guest toilet, and kitchen. The kitchen is fully fitted and has a hatchway to the dining room. The lounge has a lovely open fireplace, and there is hot and cold air-conditioning in here. There are glass balcony doors leading out to a fabulous private terrace and garden. The views of the sea are simply breath-taking from here. Sit out here and enjoy the stunning views across the Mediterranean towards Gibraltar and Africa. On the second floor, you have three bedrooms and two bathrooms. The main bedroom has an en-suite bathroom, air-conditioning, fully fitted wardrobes, and stunning sea views. The family bathroom has double sinks and a Jacuzzi bath. The other two bedrooms are double bedrooms. The owners are presently using one as a home office. The community is well maintained and has a communal pool. The location is fantastic. The Casares Coast is known for its blue-flag beaches and fabulous beach restaurants. Casares is also home to the 5-star resort of Finca Cortesin, which is a two minute drive up the road. There are numerous restaurants scattered all the way up the Casares road till you get to the white-washed Casares village. You are only a few minutes away from the town of Sabinillas and Marina de la Duquesa and only a 10 minute drive from the thriving Estepona Old Town. In terms of traveling from abroad, you couldn't be better placed, being an hour away from Malaga airport and 30 minutes from Gibraltar airport. A fabulous house - come view with me!

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