

# Casares

Apartment / Apartamento

€465,000

Ref: J20444



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134 m<sup>2</sup>



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Consumption  
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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€465,000 (£386,973)
Transfer tax 7% .....	€32,550 (£27,088)
Notary fees (approx) .....	€750 (£624)
Land registry fees (approx) ...	€750 (£624)
Legal fees (approx) .....	€1,500 (£1,248)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,497)
Remainder of deposit to 10% .....	€43,500 (£36,201)
Final Payment of 90% on completion ....	€418,500 (£348,276)

\* 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

If you want sea views this is the property for you! This is a stunning two-bed, two-bath, elevated ground floor apartment with stunning sea views, located in Casares Costa. This apartment is beautifully presented with spectacular sea views. The property is built to top-quality specifications with hot and cold air-conditioning, fully fitted wardrobes, state-of-the-art kitchen with appliances. The property comes with a private parking and storage room. As you walk in through the main door, you come to a stunning, spacious open-plan living area with an open-plan kitchen. The living room flows seamlessly out to the private terrace. The terrace is spacious and the perfect spot to dine al fresco and simply sit and read a good book whilst soaking in the uninterrupted sea view. There are two large double bedrooms and two bathrooms. Both bedrooms have balcony doors that lead out to the terrace and have stunning views. Imagine waking up in the morning to that sea view! The bedrooms have fully fitted wardrobes. The main bedroom is en suite. This apartment is part of fantastic urbanisation with the most amazing facilities including a hotel style communal pool, indoor gym, outdoor gym and social club. Located in Doña Julia, only a short walk away from the golf club and literally a 15 minute walk away from the stunning beaches of Casares and Manilva. Casares has a beautiful coastline - you can walk along the promenade to the neighbouring towns of Sabinillas and the Marina de La Duquesa. There are numerous bars and restaurants. Casares is known for its fabulous restaurants and there are great 'ventas' all the way up the Casares road till you get to the picturesque village of Casares. This is a stunning area of the Costa del Sol, home to the 5-star resort of Finca Cortesin, home to a number of golf courses, and only 10 minutes away from Sotogrande Marina, La Reserva and world-famous golf courses such as Valderrama. Located just under an hour's drive away from Málaga airport and only 30 minutes from Gibraltar airport, it is easily accessible from abroad. A fabulous property! Come view with me!

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