

Casares

Apartment / Apartamento

€230,000

Ref: J20483



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90 m²



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Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€230,000 (£191,263)
Transfer tax 7%	€16,100 (£13,388)
Notary fees (approx)	€750 (£624)
Land registry fees (approx) ...	€750 (£624)
Legal fees (approx)	€1,500 (£1,247)

Standard form of payment

Reservation deposit	€3,000 (£2,495)
Remainder of deposit to 10%	€20,000 (£16,632)
Final Payment of 90% on completion	€207,000 (£172,137)

* 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 is a fabulous, beautifully presented two-bed, two-bath, elevated ground floor apartment with views of the communal gardens and communal swimming pool. The apartment has a lovely South-West outlook. The apartment is built to top-quality specifications with marble floors, hot and cold Daikin air-conditioning throughout, fitted wardrobes, mosquito nets and a fully fitted kitchen with utility room. The apartment comes with a separate storage room and private parking and there is a lift in the block. The highlight of this apartment is the outdoor space. There is a fantastic extended terrace - a special spot to dine al fresco, have a BBQ whilst overlooking the stunning gardens and communal pool. There are two double bedrooms and two bathrooms. The main bedroom has an ensuite bathroom and lovely views out to the terrace and out to the communal gardens. Located in Casares Costa, it is only a 15 minute walk down to the beaches and some of the best beach bars. Only a 5 minute walk away is Casares Golf with its little commercial centre with restaurant, hairdressers and gym. The restaurant has stunning views of the golf course - a lovely place to sit, relax and enjoy a nice glass of wine or cup of coffee. The apartment is part of a gated community which has beautifully maintained communal gardens with two pools - one big hotel style pool and one smaller pool. The small pool is open all year round, drought restrictions permitting. It is a very well run community and they even have a community website. Conveniently located, this apartment offers easy access to a range of amenities. It is close to a children's playground, skate park, and dog park making it an ideal choice for families. The property is also within proximity to the sea and beach, allowing residents to enjoy the sun, sand, and sea breeze. The Casares coast is simply stunning - you can enjoy watching some fabulous sunsets and at night the clear sky is ideal for star and moon gazing. Golf enthusiasts will appreciate the close proximity to Casares Golf, which is just a five-minute walk away. Casares del Sol is also minutes away from the luxurious resort of Finca Cortesin with its fabulous hotel, restaurants, and world-famous Golf Club, which recently hosted the Solheim Cup. Come View with Me!

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