

Casares

Apartment / Apartamento

€200,000

Ref: J20911



2



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83 m²



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Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€200,000 (£165,830)
Transfer tax 7%	€14,000 (£11,608)
Notary fees (approx)	€750 (£622)
Land registry fees (approx) ...	€750 (£622)
Legal fees (approx)	€1,500 (£1,244)

Standard form of payment

Reservation deposit	€3,000 (£2,487)
Remainder of deposit to 10%	€17,000 (£14,096)
Final Payment of 90% on completion ...	€180,000 (£149,247)

* 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 charming two-bedroom, two-bathroom apartment is located in the sought-after urbanisation of Casares del Sol. Casares Del Sol is a gated and secure community, featuring a perimeter fence and CCTV surveillance. The community is very well managed and known for its beautifully maintained gardens, ample communal spaces, and hotel-style swimming pools. The community even has its own website and residents newsletter. The apartment features marble floors, a fully fitted kitchen, fitted wardrobes, and pre-installed air-conditioning. A key highlight is the private covered terrace, which has the potential for expansion and provides charming views of the communal garden—an ideal setting for al fresco dining or unwinding on summer evenings. The apartment comes with a private underground parking space and a very large storage room. The location is fantastic! Casares del Sol is situated along the Casares road, just minutes from the coast. A 20-minute walk or 2-minute drive takes you to the stunning beaches of Casares Costa, complete with a dog-friendly beach and a promenade connecting to Sabinillas and Duquesa. The area is also close to the prestigious Finca Cortesin, home to a six-star hotel, golf course, and beach club. For food lovers, the Casares road is renowned for its traditional "ventas" restaurants, and the picturesque whitewashed village of Casares offers a glimpse into traditional Spain. Travel is a breeze, with Gibraltar airport only 30 minutes away and Málaga airport just an hour's drive. This property is ideal as a holiday home or a permanent residence, offering a blend of comfort, convenience, and a prime location near the coast. Come View with Me!

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