

# Casares

Apartment / Apartamento

€560,000

Ref: J20935



3



2



169 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 .....	€560,000 (£473,497)
Transfer tax 7% .....	€39,200 (£33,145)
Notary fees (approx) .....	€750 (£634)
Land registry fees (approx) ...	€750 (£634)
Legal fees (approx) .....	€1,500 (£1,268)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,537)
Remainder of deposit to 10% .....	€53,000 (£44,813)
Final Payment of 90% on completion ....	€504,000 (£426,147)

\* 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

Fabulous 3 bedroom 2 bathroom ground floor apartment with large terrace leading out to your own garden (50m2) in a luxurious frontline beach development located in Casares Costa. This apartment is located in a beautiful and sought-after urbanisation, with its Moorish architecture and design. The urbanization offers beautiful gardens with fountains, 2 communal swimming pools and 24-hour security. This south-west facing property is superbly presented. It is light and airy with top-quality specifications including hot and cold air-conditioning, underfloor heating in the bathrooms, an ensuite jacuzzi bath, a separate dining area, and a utility room. As you walk into the property, towards the left you enter the main lounge. This spacious lounge with an open fireplace leads via large patio doors onto the large south-west facing terrace and beautiful gardens. The terrace benefits from glass curtains allowing all-year use whereby this large space transforms into a conservatory during the winter months. This stunning outdoor space is great for alfresco dining or simply relaxing, making the most of the Mediterranean lifestyle. The kitchen has two access points, via the dining area which can be accessed from the right side of main lounge or as you enter the property towards the right. The kitchen has plenty of working space and benefits from a separate utility room. The apartment has 3 bedrooms located off the left side of the main lounge. All 3 bedrooms have large fitted wardrobes and plenty of natural light from large double patio doors. The master bedroom is ensuite with jacuzzi bath and walk-in shower, the second bedroom comfortably fits 2 single beds and the third bedroom is currently used as a study. From the urbanisation, you have direct access to the Blue Flag Casares beaches and the famous, La Sal, Beach restaurant and the Finca Cortesin Beach Club. You can walk along the promenade and beach to neighbouring San Luis de Sabinillas with its numerous bars, restaurants and amenities or take a 5 minute drive up the Casares road to some of the best restaurants in the area. Within 10 minutes you can be in the typical whitewashed village and enjoy the fabulous views. If you fancy a day out shopping, Marbella is only 20 minutes away, and Gibraltar is within commutable distance. You will also be spoilt for choice if you are a passionate golfer, there are numerous golf clubs within the vicinity including the Finca Cortesin Golf Club, just 5 minutes away. Casares is a truly special, unspoilt area of the Costa del Sol and this apartment is a real jewel. Come View with Me!

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