

# Casares

## Apartment / Apartamento

€610,000

Ref: X21150



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2



87 m<sup>2</sup>



✓



✓



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Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€610,000 (£530,822)
Transfer tax 7% .....	€42,700 (£37,158)
Notary fees (approx) .....	€750 (£653)
Land registry fees (approx) ...	€750 (£653)
Legal fees (approx) .....	€1,500 (£1,305)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,611)
Remainder of deposit to 10% .....	€58,000 (£50,472)
Final Payment of 90% on completion ....	€549,000 (£477,740)

\* 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**

LUXURIOUS PENTHOUSE located in Alcazaba Lagoon, an exclusive urbanization located in Estepona, in a privileged natural environment, which has a lush artificial lagoon, surrounded by gardens and with panoramic views of the Mediterranean Sea and the mountains. Casares is known for its traditional charm and its proximity to tourist locations such as Marbella and Gibraltar.

The penthouse is modern and spacious in design, with large windows that allow in natural light and offer stunning views, with an open layout that integrates the living room, dining room and kitchen, creating a perfect environment for entertaining and relaxing. Furthermore, one of the most notable features of the penthouse is its spacious terrace, which offers space for dining alfresco, relaxing on comfortable outdoor furniture or even having a barbecue area. From the terrace, residents can enjoy unparalleled panoramic views while enjoying the Mediterranean climate.

This property is equipped with high quality finishes, including marble floors, modern appliances in the kitchen, fitted wardrobes and luxurious bathrooms with designer details.

Alcazaba Lagoon offers a wide range of facilities and services for the enjoyment of its residents, including swimming pools, lounge areas, gym, children's play areas, 24-hour security and direct access to crystal-clear lagoons for swimming and water sports. Includes a garage space and a storage room. Without a doubt, it is an excellent opportunity, and your visit is highly recommended.

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