

# Casares

## Apartment / Apartamento

€285,000

Ref: X21803



3



3



80 m²



✓



Consumption  
G

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



spanish  
property  
CHOICE

## Property Purchase Expenses

Property price .....	€285,000 (£246,340)
Transfer tax 7% .....	€19,950 (£17,244)
Notary fees (approx) .....	€750 (£648)
Land registry fees (approx) ...	€750 (£648)
Legal fees (approx) .....	€1,500 (£1,297)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,593)
Remainder of deposit to 10% .....	€25,500 (£22,041)
Final Payment of 90% on completion ....	€256,500 (£221,706)

\* 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

### STUNNING DUPLEX PENTHOUSE WITH SEA VIEWS IN CASARES BEACH

This beautiful duplex penthouse located in Casares Costa offers the perfect combination of luxury, comfort, and tranquility. Just 2 minutes from the beach, you can enjoy the sea breeze and stunning ocean views from the terrace or solarium while relaxing in your private space. The property, with a south-facing orientation, features 3 bedrooms and 3 bathrooms, one of which is en suite, making it an ideal home for families or those looking for a vacation residence. With an excellent location, this penthouse is just 20 minutes from Sotogrande, one of the most exclusive destinations on the Costa del Sol, and 50 minutes from Malaga airport, providing easy access for international travelers. Additionally, the area offers excellent connectivity with nearby services such as restaurants and schools, providing a comfortable and convenient lifestyle. The penthouse is in excellent condition, with high-quality materials and air conditioning for your comfort. Enjoy the common areas, such as the communal pool, children's park, and a pool for kids, making this place perfect for spending time with family and friends. This property also has a low community fee and great rental potential, making it an excellent investment. Don't miss the opportunity to acquire this unique penthouse in Casares Costa and experience a luxurious life by the sea.

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