

# Casares

## Duplex/Townhouse / Casa adosada

### €900,000

### Ref: X21980



4



4



32 m²



153 m²



✓



✓



Consumption  
G

Emissions  
Applied for

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



**spanish  
property**  
CHOICE

**Mojacar Office**  
Paseo del Mediterráneo, 363

**Albox Office**  
Avenida Lepanto, 15

**Huércal-Overa Office**  
Carretera Estación 143

**Mijas Costa Office**  
C/ Mérida de Jarales, 5

## Property Purchase Expenses

Property price .....	€900,000 (£778,770)
Transfer tax 7% .....	€63,000 (£54,514)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€87,000 (£75,281)
Final Payment of 90% on completion ....	€810,000 (£700,893)

\* 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

Wonderful beachfront townhouse in Casares Costa! This exclusive property is located within a quiet and private residential complex featuring spacious green areas, a communal pool, and direct access to the stunning sandy beaches of Casares. It also connects to the extensive promenade that runs along the Costa del Sol, offering a wide variety of bars, beach clubs, and leisure areas.

Ideally situated between Estepona and La Duquesa marinas, just a 4-minute drive or a pleasant walk away, the townhouse enjoys a south-facing orientation and breathtaking sea views from every room.

The home is distributed across three levels. The main floor features a bright and spacious living room with large windows that open onto a private terrace, located right in front of the sea, just steps from the beach and beach bar. On the first floor, there are three generously sized bedrooms and two bathrooms, one of them en-suite, all with open views of the Mediterranean. The top floor offers a fourth bedroom with complete privacy and access to a large solarium terrace with panoramic views over the entire coastline.

This property is ideal both as a permanent residence and as an investment, thanks to its strong rental potential for both holiday and long-term lets. It also includes an underground parking space for added convenience.

A unique opportunity to enjoy the peace of living by the sea with all amenities nearby, without the need for a car. Viewing is highly recommended to truly appreciate all that this dream home has to offer.

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