

# Casares

Apartment / Apartamento

€345,000

Ref: J20256



2



2



39 m<sup>2</sup>



152 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€345,000 (£286,895)
Transfer tax 7% .....	€24,150 (£20,083)
Notary fees (approx) .....	€750 (£624)
Land registry fees (approx) ...	€750 (£624)
Legal fees (approx) .....	€1,500 (£1,247)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,495)
Remainder of deposit to 10% .....	€31,500 (£26,195)
Final Payment of 90% on completion ....	€310,500 (£258,206)

\* 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

A beautifully presented ground floor apartment located in Casares Golf with a beautiful garden. The apartment comes with an underground parking space and lock-up storage room. This is a fabulous, spacious, and modern apartment that is bright and airy with fantastic garden, golf and mountain views. The apartment is built to top quality specifications, with marble floors, fitted wardrobes, and air-conditioning throughout. The stunning dining room and lounge lead out to a private terrace and garden. A fabulous spot to dine al fresco and entertain. The kitchen is fully equipped and has a utility room. There are two good sized double bedrooms and two bathrooms. The main bedroom has an ensuite bathroom and has balcony doors leading straight out to the garden terrace and garden. Imagine waking up, grabbing a coffee, and enjoying the stillness of the early morning. This property is located in a fabulous urbanisation that is well maintained with communal pools and gardens. It is in an excellent location, next door to the Casares golf course and its small commercial centre with restaurant, gym and hairdressers. The restaurant has a fabulous terrace - the perfect spot to chill out after a long day while soaking in the incredible frontline golf views. Just a 15 to 20-minute walk away you have the spectacular coast of Casares with some of the best beach restaurants and beaches. From here you can walk along a promenade to Sabinillas or Duquesa or even towards Estepona. This is a truly fabulous location. The property is also very close to the 5 star Finca Cortesin Golf and Hotel Resort with its top quality restaurants. As you drive up the Casares road, there are numerous 'ventas' or restaurants. The Casares road leads right up to the white washed village of Casares. Why not call and see for yourself. A true gem in Casares Costa. Come view with me!

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