

# Casares

Apartment / Apartamento

€210,000

Ref: J20474



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94 m<sup>2</sup>



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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€210,000 (£176,942)
Transfer tax 7% .....	€14,700 (£12,386)
Notary fees (approx) .....	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx) .....	€1,500 (£1,264)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,528)
Remainder of deposit to 10% .....	€18,000 (£15,166)
Final Payment of 90% on completion ....	€189,000 (£159,248)

\* 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 two-bedroom apartment in Casares Costa with stunning views over the communal gardens and pool and sea in the distance. Located in a gated complex with fabulous pools and gardens and only a 15-minute walk down to Casares Costa with its beautiful beaches and excellent restaurants. You can walk along the promenade to neighbouring Sabinillas and the lovely Puerto de la Duquesa where you will be spoilt for choice with the numerous restaurants. The apartment has lots of natural light. It is built to good quality specifications with marble floors, fitted wardrobes, hot and cold air-conditioning. The kitchen is fully fitted with direct access to a separate utility room. The lounge /diner leads out through balcony doors to a lovely sunny terrace - a fabulous spot to dine al fresco. There are superb views over the large communal pool, gardens and across to the Mediterranean sea in the distance. The apartment has two double bedrooms and two bathrooms. The main bedroom is ensuite. The property comes with a separate storage room and underground parking space. This property is excellently located, minutes away from Casares Golf and its mini commercial centre with restaurant, gym and hairdressers. The property is next door to the prestigious Finca Cortesin Resort with its hotel, Spa, Golf Club and restaurants. 15 minutes up the Casares road you have the beautiful white-washed village of Casares and on the way up lots of lovely restaurants and places to stop for food or drink. The town of Estepona is a 15-minute drive away and the sought after Sotogrande Port only 15 minutes away too. If flying in from abroad, you are only 30 minutes from Gibraltar airport and an hour to Malaga airport. A lovely property, impeccably presented and bright with lovely views. A real treasure. Come view with me!

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