

Casares

Apartment / Apartamento

€220,000

Ref: J20509



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87 m²



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Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€220,000 (£184,107)
Transfer tax 7%	€15,400 (£12,887)
Notary fees (approx)	€750 (£628)
Land registry fees (approx) ...	€750 (£628)
Legal fees (approx)	€1,500 (£1,255)

Standard form of payment

Reservation deposit	€3,000 (£2,511)
Remainder of deposit to 10%	€19,000 (£15,900)
Final Payment of 90% on completion	€198,000 (£165,696)

* 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

This charming two-bed, two-bath elevated ground floor apartment in Casares del Sol enjoys a sunny south-facing orientation, ideal for soaking up the afternoon sun. The apartment has a lovely living dining room which leads out to a lovely terrace with views across the communal pool and gardens. Sit out here and enjoy a nice glass of wine whilst dining al fresco. The beauty of this terrace is that there is the possibility to extend it, making it a very large outdoor space, something many neighbours have actually done. So if you enjoy the outdoor Mediterranean lifestyle and entertaining - there is great potential here to really increase the size of the terrace. The kitchen is fully fitted and has direct access to a utility room. The apartment has two double bedrooms and two bathrooms. The main bedroom is ensuite and has lovely views to the communal gardens and pools. Both bedrooms feature fitted wardrobes, and the property includes air conditioning throughout. The apartment includes underground parking and a storage room, ensuring convenience. This apartment is situated within a gated community featuring beautifully maintained communal gardens, complete with two pools: a large hotel-style pool and a smaller one that remains open year-round, subject to drought restrictions. The community is well-managed and even has its own website. The apartment is fabulously located. It is a short walk away from a children's playground, skate park, and dog park, making it perfect for families. Residents can also enjoy the nearby sea, beach and beach bars which is approximately a 15-minute walk away. The Casares coast is breathtaking, offering stunning sunsets and clear night skies perfect for stargazing. There are also fabulous restaurants in the vicinity. The Casares road leads all the way up to the white-washed village of Casares. Along this road a some of the best restaurants in the area. Golf lovers will appreciate that Casares Golf is just a five-minute walk away. Here there is also a small commercial centre with restaurant, gym, and hairdressers. Additionally, Casares del Sol is only minutes from the luxurious Finca Cortesin resort, which boasts an exquisite hotel, restaurants, and a world-renowned golf club that recently hosted the Solheim Cup. Whether for a holiday home or year-round living, this apartment is a fantastic opportunity for enjoying Mediterranean life. Don't miss out! Come view with me!

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