

# Casares

Apartment / Apartamento

€210,000

Ref: J20540



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93 m<sup>2</sup>



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## Property Purchase Expenses

Property price .....	€210,000 (£174,390)
Transfer tax 7% .....	€14,700 (£12,207)
Notary fees (approx) .....	€750 (£623)
Land registry fees (approx) ...	€750 (£623)
Legal fees (approx) .....	€1,500 (£1,246)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,491)
Remainder of deposit to 10% .....	€18,000 (£14,948)
Final Payment of 90% on completion ....	€189,000 (£156,951)

\* 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 elegantly presented first-floor apartment features two spacious bedrooms and two bathrooms, offering lovely views over the communal gardens and swimming pool. It captures beautiful natural light throughout the day. Built with high-quality finishes, the apartment includes marble flooring, fitted wardrobes, and a fully equipped kitchen complete with a utility room. It also comes with a separate storage room, private parking, and elevator access within the building. The apartment's outdoor balcony provides a charming space to enjoy meals or relax while overlooking the landscaped gardens and pool. There are two double bedrooms and two bathrooms, with the main bedroom featuring an ensuite bathroom and serene views of the communal gardens from the balcony. Located in Casares Costa, it's just a 15-minute walk to the beaches and popular beachside restaurants. Casares Golf, with its small commercial area offering a restaurant, hair salon, and gym, is only a five-minute walk away. The restaurant provides a perfect spot to enjoy a glass of wine or coffee while overlooking the golf course. This apartment is part of a secure, gated community with meticulously maintained communal gardens, two pools—a large, hotel-style pool and a smaller pool open year-round (drought conditions permitting). The community is well-managed and has its own website for residents. Conveniently located, this apartment is close to a children's playground, skate park, and dog park, making it ideal for families. The property is also within easy reach of the sea, where residents can soak up the sun and the Casares coast's breathtaking sunsets. Clear night skies make it perfect for stargazing. For golf enthusiasts, Casares Golf is just a five-minute walk away, and Casares del Sol is only minutes from the exclusive Finca Cortesin resort, known for its luxury hotel, fine dining, and world-class golf course, recently host to the Solheim Cup. Come and view with me!

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