

Casares

Apartment / Apartamento

€549,000

Ref: J21913



3



2



171 m²



160 m²



✓



Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€549,000 (£475,269)
Transfer tax 7%	€38,430 (£33,269)
Notary fees (approx)	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx)	€1,500 (£1,299)

Standard form of payment

Reservation deposit	€3,000 (£2,597)
Remainder of deposit to 10%	€51,900 (£44,930)
Final Payment of 90% on completion	€494,100 (£427,742)

* 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

Set within the modern Casares Green complex and surrounded by the tranquil greenery of the Casares golf courses, this beautifully presented 3-bedroom, ground floor apartment offers a true slice of Costa del Sol paradise. As you enter, you're welcomed by a bright, open-plan kitchen, dining and living space that flows effortlessly out to a spacious, south-facing terrace, ideal for relaxed outdoor dining and summer lounging. The private wraparound garden provides space for sunbeds and peaceful afternoons in the sun. The first bedroom, currently used as an office, is a generous double with fitted wardrobes. The second is a large double with glass doors, and the sleek family bathroom features marble walls and a walk-in shower. The master bedroom enjoys lovely garden views, fitted wardrobes, and a stylish en-suite with a deep bathtub, your own private retreat. The complex boasts beautifully kept communal areas including pools and a padel court. Private parking and a storage room are also included. This home is ideally situated along the scenic Casares Road, known for its traditional Spanish *ventas*- authentic local restaurants serving delicious Andalusian cuisine. Just a 5-minute drive brings you to the stunning Blue Flag beaches of Casares, while Puerto de la Duquesa is only 10 minutes away. The vibrant town of Estepona is just 15 minutes, Gibraltar Airport can be reached in 30 minutes, and Málaga Airport is only 1 hour away—making this the perfect base whether you're looking for a holiday home, full-time living or a rental investment. Come view with me!

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