

Casares

Apartment / Apartamento

€450,000

Ref: X21000



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146 m²



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Consumption
G

Emissions
Applied for

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property
CHOICE

Property Purchase Expenses

Property price	€450,000 (£372,771)
Transfer tax 7%	€31,500 (£26,094)
Notary fees (approx)	€750 (£621)
Land registry fees (approx) ...	€750 (£621)
Legal fees (approx)	€1,500 (£1,243)

Standard form of payment

Reservation deposit	€3,000 (£2,485)
Remainder of deposit to 10%	€42,000 (£34,792)
Final Payment of 90% on completion ...	€405,000 (£335,494)

* 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

FANTASTIC DUPLEX FRONTLINE BEACH, Casares PLAYA.

This wonderful duplex in a frontline beach development offers beautiful sea views, allowing you to enjoy stunning sunrises every morning. Located in one of the most sought-after areas of Casares Costa, this property provides direct access to the beautiful beaches and its fantastic promenade, from where you can walk in just 5 minutes to the charming fishing village of Sabinillas, offering a great selection of restaurants, bars, shops, and leisure areas. Set within a peaceful and secure community, the location is ideal, between Estepona and Puerto de la Duquesa, both just 5 minutes by car, and within short distance of several renowned golf courses, including the prestigious Finca Cortesin, host of the 2023 Solheim Cup and other world-famous golf events like the Volvo Masters. The property is distributed over two floors. On the ground floor, there is a spacious bedroom, a bathroom, and a cozy living room with a fireplace that opens to the terrace leading to the communal garden. The kitchen is open-plan, providing comfort and convenience. On the upper floor, there are two bedrooms, one of them with an en-suite bathroom and a terrace with partial views of the sea and the swimming pool. With its high rental potential, this property represents a fantastic investment opportunity. We highly recommend a visit to fully appreciate everything it has to offer.

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