

# Casares

## Apartment / Apartamento

€410,000

Ref: X22991



2



2



25 m²



120 m²



✓



✓



Consumption  
G

Emissions  
Applied for

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Huércal-Overa Office  
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Mijas Costa Office  
C/ Mérida de Jarales, 5

## Property Purchase Expenses

Property price .....	€410,000 (£354,650)
Transfer tax 7% .....	€28,700 (£24,826)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,595)
Remainder of deposit to 10% .....	€38,000 (£32,870)
Final Payment of 90% on completion ....	€369,000 (£319,185)

\* 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 ground floor apartment with large private garden in Casares Costa  
Wonderful corner property with golf views and partial sea views, located in one of the most privileged areas of the Costa del Sol. Its location is unbeatable: just 2 minutes by car from Casares Costa beach and 5 minutes from the marinas of La Duquesa and Estepona. All amenities are close at hand, including shopping areas, public transport and prestigious golf courses. Malaga International Airport is less than an hour away, ensuring excellent national and international connections. The property, all on one level, stands out for its southwest orientation, which provides natural light throughout the day. It features two bedrooms, two bathrooms, a spacious living-dining room with direct access to the covered terrace and the 150 m<sup>2</sup> private garden, as well as a fully equipped kitchen. The apartment is in excellent condition and ready to move into.  
The residential complex offers superb communal facilities including several swimming pools, gym, paddle tennis court, extensive landscaped gardens and 24-hour security. The property also includes a private parking space and storage room.  
An ideal option both as a permanent residence, a holiday home or an investment on the Costa del Sol. Viewing is highly recommended to fully appreciate its charm.

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