

Casares

Apartment / Apartamento

€249,000

Ref: X22849



2



2



70 m²



Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€249,000 (£214,389)
Transfer tax 7%	€17,430 (£15,007)
Notary fees (approx)	€750 (£646)
Land registry fees (approx) ...	€750 (£646)
Legal fees (approx)	€1,500 (£1,292)

Standard form of payment

Reservation deposit	€3,000 (£2,583)
Remainder of deposit to 10%	€21,900 (£18,856)
Final Payment of 90% on completion	€224,100 (£192,950)

* 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

BEAUTIFUL GROUND-FLOOR APARTMENT WITH SPACIOUS TERRACE AND PLEASANT GARDEN VIEWS, CASARES COSTA. Located in Casares Costa, an up-and-coming area that combines peace, nature, and excellent future potential. Surrounded by prestigious golf courses such as Finca Cortesin and Doña Julia, as well as close to luxury developments and the new Hilton hotel—currently under construction and set to become one of the most iconic in the area. Perfectly positioned between Estepona and La Duquesa marinas—just a 4-minute drive away—this location offers a wide variety of restaurants, beach bars, leisure areas, and fine sandy beaches, along with a charming promenade that stretches along much of the Costa del Sol. The apartment is in excellent condition and ready to move into. All on one level, it features 2 spacious bedrooms and 2 renovated bathrooms. The bright and welcoming living room opens through large sliding doors onto a delightful terrace overlooking the community gardens—an ideal spot to relax and enjoy the natural surroundings. Thanks to its south-facing orientation, the property enjoys sunlight throughout the day. Situated in a gated community with pedestrian access to the beach in around 12 minutes via a landscaped path. The complex offers 6 communal swimming pools (one open year-round), expansive green areas, and lush tropical gardens. Additional features include 12-hour concierge security, hot/cold air conditioning, an underground parking space for a large vehicle, and a storage room. A fantastic investment opportunity—whether as a permanent residence or as a rental property for both holiday and long-term lets. Highly recommended viewing!

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