

Casares

Apartment / Apartamento

€530,000

Ref: J20502



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119 m²



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Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€530,000 (£440,896)
Transfer tax 7%	€37,100 (£30,863)
Notary fees (approx)	€750 (£624)
Land registry fees (approx) ...	€750 (£624)
Legal fees (approx)	€1,500 (£1,248)

Standard form of payment

Reservation deposit	€3,000 (£2,496)
Remainder of deposit to 10%	€50,000 (£41,594)
Final Payment of 90% on completion	€477,000 (£396,807)

* 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

Experience the ultimate coastal lifestyle with this beautiful ground-floor apartment in the frontline beach complex of Casares del Mar. Designed for modern comfort and effortless indoor-outdoor living, this property offers direct access to one of the best stretches of beach in the area. As you enter, you'll find a sleek, modern kitchen on the left, featuring a serving hatch that opens into the spacious living room. The living area flows seamlessly onto a charming terrace, perfect for both relaxing on comfortable sofas and al fresco dining, all shaded by electric awnings to protect from the summer sun. The main bedroom, which is ensuite and boasts a walk-in shower, also opens onto the terrace, providing a serene connection to the outdoor space. Both bedrooms are generous in size and feature large fitted wardrobes for ample storage. The guest bathroom, located straight ahead from the entrance, includes a bathtub for added convenience. Additionally, there is a versatile third bedroom, which can be used as extra storage, a walk-in wardrobe, or transformed into a home office. This exclusive property is part of a secure complex with beautifully maintained gardens, set right on the beach, allowing you to enjoy the best of Mediterranean living. Its prime location places you within easy reach of the blue flag beaches of Casares, the amenities of Sabinillas, and the charming town of Estepona, just 10 minutes away. Plus, you're perfectly positioned for quick access to both Gibraltar and Málaga international airports, as well as the renowned towns of Marbella and Puerto Banus, which are just a 20-minute drive away. The property offers not only direct beachfront living but also convenient access to local amenities. Just a five-minute walk away, there's a nearby service station, making it easy to grab essentials. A short five-minute drive takes you to major supermarkets like Aldi and Mercadona for your grocery needs. For dining out, beachfront restaurants such as La Sal are within reach, serving fresh seafood with stunning sea views. You're also close to Sabinillas and Estepona, offering additional shops, cafes, and services. Discover luxurious beachfront living in Casares del Mar— come and view with me!

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