

# Casares

## Apartment / Apartamento

€240,000

Ref: J22743



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92 m<sup>2</sup>



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Emissions  
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Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



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## Property Purchase Expenses

Property price .....	€240,000 (£208,104)
Transfer tax 7% .....	€16,800 (£14,567)
Notary fees (approx) .....	€750 (£650)
Land registry fees (approx) ...	€750 (£650)
Legal fees (approx) .....	€1,500 (£1,301)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,601)
Remainder of deposit to 10% .....	€21,000 (£18,209)
Final Payment of 90% on completion ....	€216,000 (£187,294)

\* 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

Welcome to this beautifully presented ground floor apartment in the sought-after urbanisation of Casares del Sol. Boasting a south-west facing extended terrace, this two-bedroom home offers a wonderful blend of indoor comfort and outdoor living. As you enter, the bright and spacious living and dining area opens up on the right, leading out to the generous terrace, perfect for al fresco dining while enjoying lateral sea views and lush garden surroundings. On the left, you'll find a fully equipped kitchen with a separate utility room. Straight ahead from the entrance is the shared bathroom, recently renovated and modernised to a high standard. At the end of the hallway are two double bedrooms. To the left is the guest bedroom with fitted wardrobes, and to the right, the master bedroom with a sleek en-suite bathroom and direct access to the terrace. The terrace has been extended, providing significantly more outdoor space than the standard layout. For this extension, there's an additional annual community payment of €360 (or €30/month), paid separately from the regular community fees. The standard monthly community costs total €200, which includes: €150 base community fee, €20 for concierge service, & €30 for the terrace extension. In addition, there is a separate monthly contribution of €53 towards an ongoing community painting fund. The urbanisation is fabulous, featuring well-maintained communal pools and landscaped gardens. Included with the property is underground parking and a storage room. Located just a short drive from the charming coastal town of Estepona and 25 minutes from Marbella, Casares is an area known for its natural beauty and Andalusian charm. You're close to Finca Cortesin, a world-class golf resort and spa, and moments from traditional *ventas* offering authentic Spanish cuisine. Both Gibraltar and Málaga airports are easily accessible within an hour, making this an ideal permanent home or holiday escape. Come View with Me!

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