

# Casares Villa

€1,675,000

Ref: J22842



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981 m<sup>2</sup>



408 m<sup>2</sup>



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Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€1,675,000 (£1,445,693)
Transfer tax 7% .....	€117,250 (£101,198)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,295)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,589)
Remainder of deposit to 10% .....	€164,500 (£141,980)
Final Payment of 90% on completion ....	€1,507,500 (£1,301,123)

\* 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

Wake up to endless horizons in this contemporary Mediterranean retreat, a home where clean modern design meets the timeless beauty of the sea. Beyond the striking double gates, a cobbled driveway curves towards a private double garage and the grand front entrance. Step inside and you are greeted by a bright hallway with a soaring ceiling, framing your first glimpse of the lifestyle that awaits: sunlight spilling through wide glass doors, the terrace stretching before you, and the showpiece infinity pool melting into the horizon. The heart of the home is a brand-new, designer kitchen, sleek, modern, and made for entertaining. Its semi L-shaped island connects naturally to the spacious lounge-diner, a space bathed in natural light with stylish furnishings and a feature media wall. Here, life flows easily between indoors and out, with both covered and open terraces designed for year-round enjoyment. Two comfortable double bedrooms share a beautifully refurbished bathroom on the ground floor, alongside a guest cloakroom. Air conditioning is fitted throughout, ensuring perfect comfort whatever the season. Upstairs, the west wing reveals a large guest suite with an en-suite bathroom and sweeping sea views. Across the landing, the master suite offers a walk-in wardrobe (ready for your personal touch), a fully renovated bathroom, and doors to a private sun terrace, the perfect spot for morning coffee as fishing boats glide by. The third bedroom is flexible, ideal as an office, studio, or guest room, with a unique balcony and spiral staircase leading to the rooftop solarium. From the top, the world opens up with 360° views from the mountains and vineyards of Manilva to the deep blue of the Mediterranean. There is even a sauna up here, perfect for post-swim relaxation. Outside, the two-tier terrace is pure Mediterranean living. The upper level frames the infinity pool like a work of art, while the lower terrace is made for long lunches and sunset dinners with friends. The pool itself is fitted with an oversized pump, keeping the water smooth and glassy, like a mirror to the sea. The location is just as special, moments from the prestigious Finca Cortesin golf resort, the whitewashed charm of Casares, and the lively Duquesa Marina. Sotogrande and Estepona are an easy drive away, Gibraltar Airport is just 35 minutes, Málaga around an hour, and if you are in the mood for shopping or fine dining, Marbella is only 20 minutes along the coast. More than a home, this is an invitation to slow down, breathe in the salt air, and live the kind of days you will never want to end. Come View with Me!

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