

# Casares

Land / Terreno

€240,000

Ref: J20258



1,549 m<sup>2</sup>



Consumption  
Not required

Emissions  
Not required



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## Property Purchase Expenses

Property price .....	€240,000 (£206,268)
Transfer tax 7% .....	€16,800 (£14,439)
Notary fees (approx) .....	€750 (£645)
Land registry fees (approx) ...	€750 (£645)
Legal fees (approx) .....	€1,500 (£1,289)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,578)
Remainder of deposit to 10% .....	€21,000 (£18,048)
Final Payment of 90% on completion ....	€216,000 (£185,641)

\* 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

Stunning plot of 1549m2 in Majestic, Casares with amazing views of the Mediterranean sea and Casares mountains. The location of this plot is fantastic - if you are planning to build a villa which promises both stunning elevated views plus proximity to the beach and restaurants - this is it. It offers you the peace and privacy of an individual home in a residential area whilst being able to walk down a rustic pathway to the stunning Casares Beaches. If you are a dog owner, there is a dog park nearby and a dog beach, so it is a bit of a paradise for dog owners. The Casares mountains are breath-taking with the stunning sunrises, the spectacular moons that we get here, and star-filled skies. You can walk around the rolling hills and there are some beautiful walks that you can take from home, without needing to go somewhere in a car. The mountain in front of the villa has been zoned by Casares town hall for a future golf course. Casares Golf is only a 5 minute walk away and has a restaurant with fantastic sea and golf views. This is definitely an up and coming area and this plot represents a great investment. The Old Town of Estepona is just a 10 minute drive away, and Duquesa Marina a 5-minute drive away. Sotogrande is also just 15 minutes away. If you want to visit Puerto Banus or Marbella, these are a 20 minute drive away. You are truly spoiled for choice! A drive up the Casares road will take you past Finca Cortesin and past many traditional Spanish 'Ventas' (Restaurants). At the top you get to the picturesque white washed village of Casares. A great area to commute to from abroad - only an hour away from Málaga airport, 30 minutes away from Gibraltar airport and just over an hour to Jerez airport. The plot is literally minutes away from the well-renowned, 5-star resort of Finca Cortesin. The Casares coast with its beaches and chiringuitos / beach bars are only a short walk away. The owner of the plot has had some plans for a villa drawn up by an architect and these can be used when applying for a building license. Come view with me!

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