

# Casares

Apartment / Apartamento

€390,000

Ref: J20440



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168 m<sup>2</sup>



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Consumption  
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Emissions  
Applied for

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## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €390,000 (£327,592) |
| Transfer tax 7% .....           | €27,300 (£22,931)   |
| Notary fees (approx) .....      | €750 (£630)         |
| Land registry fees (approx) ... | €750 (£630)         |
| Legal fees (approx) .....       | €1,500 (£1,260)     |

## Standard form of payment

|   |                     |
|---|---------------------|
| Reservation deposit .....               | €3,000 (£2,520)     |
| Remainder of deposit to 10% .....       | €36,000 (£30,239)   |
| Final Payment of 90% on completion .... | €351,000 (£294,833) |

\* 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

Casares - 10 min walk to the beach. Stunning, south/west-facing three-bed penthouse apartment with panoramic sea and mountain views. The property is located in Casares Costa. Its location is fantastic being within a short 7-minute walk from the beach, and close to the 5-star resort of Finca Cortesin, and minutes away from Casares Golf. The apartment is located in a gated community that is excellently maintained with communal pools and gardens. This penthouse apartment, all on one level, is beautifully presented and has high-quality specifications including hot/cold air conditioning throughout, marble floors, a fully fitted kitchen with a utility room and fitted wardrobes in all the bedrooms. It is a corner penthouse making it very private and quiet. The highlight is the large terrace with its unbeatable views to the Mediterranean Sea and the majestic Casares mountains. A fabulous space to dine al fresco and enjoy the Mediterranean evenings. The apartment comes with an underground parking space and there is a lift in the block. This penthouse is spacious, light, and airy. As you walk in the main door, you come to a large hallway. Opposite the front door is the lounge and dining area with an open fireplace. From here there are 2 lots of glass balcony doors leading out to a large terrace with great space for dining al fresco and relaxing whilst enjoying the fabulous uninterrupted views of the sea, communal gardens and Casares mountains. From the main corridor to the left, you have the kitchen which is fully fitted and has direct access to a separate utility room. There is also a very handy storage cupboard, along the main corridor. There are three large double bedrooms and two bathrooms. All bedrooms have fitted wardrobes, air-conditioning, balcony doors and stunning views. The main bedroom has an ensuite bathroom and balcony doors that lead out to the terrace. In addition to this, it has a Juliet balcony, giving the room lots of light. The views from the Juliet balcony and terrace are superb. Wake up in the morning, walk out to the terrace and enjoy a cup of coffee whilst enjoying the sea and mountain views. The second bedroom has balcony doors leading to a private terrace with stunning sea views. The third bedroom also has a Juliet balcony and boasts incredible views. Casares is a stunning part of the Western Costa del Sol, only 30 minutes away from Gibraltar airport, just under an hour from Malaga airport and an hour and a half from Jerez. The Casares road runs past Finca Cortesin and all the way up to the white-washed traditional village of Casares (about a 15 minute drive away) and along the road are lots of fabulous restaurants or 'ventas'. The Casares coast is very picturesque and there are numerous beach restaurants. Walk to the beach in just 7 minutes and then you can walk along the promenade to the neighbouring town of Sabinillas and the Marina de la Duquesa with its numerous bars and restaurants. A fabulous property wi...

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