

# Casares

Apartment / Apartamento

€410,000

Ref: J20453



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162 m<sup>2</sup>



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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€410,000 (£342,055)
Transfer tax 7% .....	€28,700 (£23,944)
Notary fees (approx) .....	€750 (£626)
Land registry fees (approx) ...	€750 (£626)
Legal fees (approx) .....	€1,500 (£1,251)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,503)
Remainder of deposit to 10% .....	€38,000 (£31,703)
Final Payment of 90% on completion ....	€369,000 (£307,849)

\* 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

A fabulously presented, south-west facing 3-bed apartment located in Casares Costa. This is a bright and modern apartment which has been very tastefully decorated. The property is built to top-quality specifications with fully fitted wardrobes, hot and cold air-conditioning, electric shutters, solar panels to heat the water and fully fitted kitchen. As you walk into the apartment, you come into an entrance hall and a large open-plan living area with a contemporary kitchen with breakfast bar and a large lounge/dining area which leads seamlessly to a good-sized covered terrace. A fabulous spot to sit down, have a drink, entertain and dine al fresco. The owners have put in electric awnings, giving you additional shade on a hot Summer afternoon. There are three double bedrooms and two bathrooms. The bathrooms are modern, clean and fresh. The main bedroom is ensuite and very spacious. It also has balcony doors that lead out to the terrace. This is located in a fabulous urbanisation with communal gardens and pools. The property comes with an uncovered parking space in the communal area and a private storeroom. This gated community is located in Casares Golf, only a two-minute drive or 20 minute walk from the incredible Casares beaches and beach bars. You can walk along the promenade and beach to the fishing town of Sabinillas with all its amenities including health centre, sports centre, banks, post office, supermarkets and many other amenities, and across to Marina de la Duquesa with its many international restaurants and cafés. It is also within very close walking distance of a gym, Casares Golf Course and a Thai restaurant. The Casares road is known for its fabulous 'ventas' (restaurants). The whitewashed village of Casares is also only a 15-minute drive away. Casares is a beautiful area, only an hour away from Malaga centre and airport and 30 minutes from Gibraltar airport. The 6-star resort of Finca Resort is only a few minutes away from this urbanisation. A fabulous urbanisation in an incredible area. Come view with me!

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