

# Casares

Apartment / Apartamento

€395,000

Ref: J20498



2



2



136 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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



spanish  
property  
CHOICE

## Property Purchase Expenses

Property price .....	€395,000 (£334,123)
Transfer tax 7% .....	€27,650 (£23,389)
Notary fees (approx) .....	€750 (£634)
Land registry fees (approx) ...	€750 (£634)
Legal fees (approx) .....	€1,500 (£1,269)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,538)
Remainder of deposit to 10% .....	€36,500 (£30,875)
Final Payment of 90% on completion ....	€355,500 (£300,710)

\* 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

This stunning 2-bedroom, first-floor apartment is located in the exclusive, five-star Finca Cortesin Estate within the prestigious Altos de Cortesin development, Casares. Perfectly designed for modern, luxury living, this bright and airy home is built to an exceptional quality standard. With picturesque views stretching across the Finca Cortesin Golf Course and Hotel, and the Mediterranean Sea in the distance, this apartment offers a serene and luxurious lifestyle. Upon entering, you'll be greeted by a stylish atrium leading to an impressive fortified oak door. Inside, an elegant Italian marble hallway flows into a spacious open-plan living and dining area, extending to a magnificent covered terrace, ideal for enjoying al fresco dining or lounging in the sunshine. The separate, fully fitted kitchen is equipped with Siemens appliances, ensuring top-tier functionality and modern convenience. Mosquito nets are fitted throughout, enhancing comfort in every season. Both bedrooms are generously sized and ensuite, providing privacy and luxury. The main bedroom offers direct access to the terrace, while the second bathroom was completely renovated this year, adding a fresh and modern touch to the space. All bathrooms are beautifully finished with neutral marble tiling, white sanitary ware, and clear glazed shower enclosures, with underfloor heating adding a touch of warmth and comfort. This apartment is part of a secure, gated community that mirrors the elegant Andalusian architecture typical of Finca Cortesin. The complex features meticulously maintained gardens with mature palm trees, vibrant flowers, and lush greenery, offering a true sense of tranquility. Additionally, the communal pools provide a perfect place to unwind. With underground parking, a secure storage room, and lift access to the first floor, convenience and security are assured. The renowned Finca Cortesin Resort offers unparalleled amenities, including a luxury hotel and spa, a prestigious golf club—home to the 2023 Solheim Cup—and a selection of world-class restaurants. Just a short 2-minute drive from the blue flag beaches of Casares, this prime location allows you to enjoy the serenity of the estate while being close to essential amenities in nearby Sabinillas and the town of Estepona, only 10 minutes away. With easy access to both Gibraltar and Málaga international airports and the renowned towns of Marbella and Puerto Banus within a 20-minute drive, this apartment provides an exceptional blend of exclusivity and connectivity.

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