

# Casares

Apartment / Apartamento

€265,000

Ref: J21733



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103 m<sup>2</sup>



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Applied for

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## Property Purchase Expenses

Property price .....	€265,000 (£221,601)
Transfer tax 7% .....	€18,550 (£15,512)
Notary fees (approx) .....	€750 (£627)
Land registry fees (approx) ...	€750 (£627)
Legal fees (approx) .....	€1,500 (£1,254)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,509)
Remainder of deposit to 10% .....	€23,500 (£19,651)
Final Payment of 90% on completion ....	€238,500 (£199,441)

\* 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 two-bedroom, two-bathroom ground-floor garden apartment in Casares Costa has been completely modernized, featuring a brand-new contemporary kitchen, fully renovated bathrooms, and stylish new furniture throughout. Located in a well-established urbanization with fabulous communal pools and gardens, this home is just a 10-minute walk from the beach. Built to high-quality specifications, the apartment boasts marble floors, fitted wardrobes, air conditioning, and a sleek, modern aesthetic thanks to the recent upgrades. Upon entering through the main door, the brand-new kitchen is to the left—completely redesigned with modern cabinetry, high-end appliances, and elegant finishes. To the right, you'll find the two double bedrooms, and straight ahead, the spacious living and dining area opens onto the rear terrace. The main bedroom features an ensuite bathroom (now fully updated with modern fixtures and stylish tiling) and has glass balcony doors leading out to the terrace, creating a bright and airy feel. The guest bedroom enjoys lovely mountain views and easy access to the second newly refurbished bathroom. One of the standout features of this apartment is its versatile access—while there are stairs leading to the front entrance, you can enter through the back via the private carport, allowing for easy, step-free access. The rear terrace offers a fantastic space for al fresco dining, overlooking the lush greenery with partial views of the Casares mountains. The private carport is a convenient extra, perfect for unloading shopping or luggage with ease. This property is located in a superb area, just a short walk to the stunning Blue Flag beaches of Casares. Take a leisurely stroll along the promenade that connects all the way to La Duquesa Marina via Sabinillas, or enjoy a scenic cycling route along the coast. Casares is also home to the luxurious 5-star Finca Cortesin Hotel & Golf Resort, and the nearby Casares road is lined with fantastic restaurants. For a change of pace, head inland to visit the charming whitewashed village of Casares or take a short drive to Estepona Old Town (10 minutes), Marbella (20 minutes), or Puerto Banús. This turnkey property is perfect as a holiday home, full-time residence, or rental investment. Come view with me!

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