

# Casares

Apartment / Apartamento

€199,000

Ref: J21902



2



2



136 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)



spanish  
property  
CHOICE

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€199,000 (£169,429)
Transfer tax 7% .....	€13,930 (£11,860)
Notary fees (approx) .....	€750 (£639)
Land registry fees (approx) ...	€750 (£639)
Legal fees (approx) .....	€1,500 (£1,277)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,554)
Remainder of deposit to 10% .....	€16,900 (£14,389)
Final Payment of 90% on completion ....	€179,100 (£152,486)

\* 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 lovely 2-bedroom, 2-bathroom apartment is situated in the well-established Phase 1 of the Casares del Sol urbanisation. Located on the first floor, the property enjoys a sunny south to south-west orientation, perfect for making the most of the Mediterranean light and climate. As you enter, the apartment opens into a spacious hallway. On the right, you'll find a bright and airy living and dining room that connects directly to the private terrace—a peaceful spot overlooking the communal gardens and green zones. To the left is a fully fitted kitchen, which leads to a separate utility room. Straight ahead from the entrance is the family bathroom, complete with a modern walk-in shower. The master bedroom sits to the right and includes fitted wardrobes, an en-suite bathroom with a bathtub, and direct access to the terrace. The second double bedroom, also with built-in storage, is located just beyond the master and enjoys plenty of natural light. The property also benefits from lift access, a private underground parking space, and a spacious storage room. About the Area: Casares del Sol is a gated community known for its beautifully landscaped gardens, large communal swimming pool, and children's pool. It's just a 15-minute walk to the stunning beaches of Casares Costa and the popular beachfront restaurant, La Sal. From there, a coastal promenade takes you all the way to Sabinillas and the vibrant Marina de la Duquesa, offering a fantastic selection of restaurants, tapas bars, and cafés. For golf enthusiasts, the apartment is ideally located near Casares Golf and just a short walk from the exclusive Finca Cortesin Golf Resort. The picturesque white village of Casares is a 10-minute drive away, while Estepona, Marbella, and Gibraltar are easily accessible. This is an ideal home for year-round living, a sunny holiday escape, or a smart investment opportunity. Come view with us!

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