

# Casares

## Apartment / Apartamento

€389,000

Ref: J22930



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Huércal-Overa Office  
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Mijas Costa Office  
C/ Mérida de Jarales, 5

## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €389,000 (£336,952) |
| Transfer tax 7% .....           | €27,230 (£23,587)   |
| Notary fees (approx) .....      | €750 (£650)         |
| Land registry fees (approx) ... | €750 (£650)         |
| Legal fees (approx) .....       | €1,500 (£1,299)     |

## Standard form of payment

|   |                     |
|---|---------------------|
| Reservation deposit .....               | €3,000 (£2,599)     |
| Remainder of deposit to 10% .....       | €35,900 (£31,097)   |
| Final Payment of 90% on completion .... | €350,100 (£303,257) |

\* 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 fantastic ground floor apartment is set in the sought-after gated community of Casares Green, offering the perfect balance between modern living and the beauty of the Andalusian countryside. The home welcomes you with a bright open-concept kitchen and living space, leading seamlessly to a large private terrace and garden. This outdoor area is perfect for enjoying the Mediterranean lifestyle, whether dining al fresco, entertaining friends, or simply unwinding in the sun. The property features two comfortable double bedrooms with fitted wardrobes and two generous bathrooms, one of which is en-suite. Every detail has been carefully maintained, making the apartment move-in ready. Modern comforts include air conditioning, electric blinds, and solar panels that add an eco-friendly touch. A private parking space and storage room are also included. For golf enthusiasts, the location could not be better. Surrounded by some of the finest golf courses in Europe, Casares Green is a true paradise. Beyond golf, you'll find pristine beaches just minutes away and the charm of Casares village in the hills above. Estepona, Sotogrande, Marbella, and Puerto Banús are all within easy reach, and international airports in Gibraltar and Málaga make this an ideal spot for both a permanent home and a holiday retreat. Come view with me!

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