

# Casares

Apartment / Apartamento

€370,000

Ref: X20989



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86 m<sup>2</sup>



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Applied for

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Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€370,000 (£306,501)
Transfer tax 7% .....	€25,900 (£21,455)
Notary fees (approx) .....	€750 (£621)
Land registry fees (approx) ...	€750 (£621)
Legal fees (approx) .....	€1,500 (£1,243)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,485)
Remainder of deposit to 10% .....	€34,000 (£28,165)
Final Payment of 90% on completion ....	€333,000 (£275,851)

\* 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

### EXCLUSIVE GROUND FLOOR APARTMENT IN A LUXURY DEVELOPMENT IN CASARES

Discover this exclusive ground floor apartment located in a prestigious development in Casares, surrounded by a unique natural setting. This privileged enclave stands out for its impressive crystal-clear artificial lagoon and lush gardens. Ideal for those seeking tranquility, luxury, and proximity to destinations like Marbella and Gibraltar. The home, distributed on a single floor, features two bedrooms and a modern, bright design with open spaces and large windows that maximize natural light, connecting the living room, dining area, and kitchen to create a perfect environment for enjoyment and entertainment. Its spacious private terrace, facing south, is ideal for outdoor dining, relaxing, or enjoying a barbecue while admiring incomparable views of the Mediterranean and the mountains. The finishes are of the highest quality, with marble floors, a kitchen equipped with state-of-the-art appliances, built-in wardrobes, and bathrooms with luxurious details. In excellent condition, this property is ready to move in. The development offers exclusive services such as pools surrounded by green areas, a gym, relaxation areas, children's play areas, 24-hour security, and direct access to the crystal-clear lagoon, perfect for swimming and water sports. Additionally, the property includes a parking space and storage room. Don't miss the chance to live in this dream retreat where nature, luxury, and comfort blend perfectly. Visit it and fall in love with this Mediterranean paradise!

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