

# Casares Villa

€6,097,000

Ref: X21234



5



6



1,888 m<sup>2</sup>



713 m<sup>2</sup>



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Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€6,097,000 (£5,126,845)
Transfer tax 7% .....	€426,790 (£358,879)
Notary fees (approx) .....	€750 (£631)
Land registry fees (approx) ...	€750 (£631)
Legal fees (approx) .....	€1,500 (£1,261)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,523)
Remainder of deposit to 10% .....	€606,700 (£510,162)
Final Payment of 90% on completion ....	€5,487,300 (£4,614,161)

\* 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**

Enjoy the ultimate Mediterranean luxury in this exceptional villa located next to the prestigious Finca Cortesín golf course. The grandeur of this property offers residents a unique opportunity to immerse themselves in the luxurious lifestyle for which this sought-after region is famous.

A creation of renowned architect Miguel Olazábal, this villa masterfully combines modern charm with the tranquility of its natural surroundings. Ideally located within the confines of the Finca Cortesín complex, it features panoramic views of the immaculate streets and the sparkling Mediterranean Sea.

Upon arrival, a picturesque entrance greets guests, complete with an enchanting lake and meticulously landscaped gardens that set the tone for the grandeur that lies beyond.

The property spans two levels, with four spacious bedrooms thoughtfully situated on the upper floor, while a convenient fifth bedroom graces the ground level. Inside, the interiors boast elegance and sophistication, characterized by soft neutral tones and elegant wood details, which harmoniously infuse every corner with a sense of refined style.

The ground floor folds out to reveal a well-equipped kitchen, adorned with top-of-the-line Gaggenau appliances, and a cozy living room. Floor-to-ceiling sliding glass doors seamlessly blend the interior with the meticulously landscaped gardens, providing the ideal setting for indoor-outdoor living.

The carefully designed gardens create a green oasis that blends perfectly with the interior spaces. A serene pool invites you to enjoy year-round enjoyment, while the expansive terrace space hosts alfresco dining and multiple lounging areas.

Situated in a sought-after frontline position, this property not only offers stunning views but also showcases impressive architectural design. It truly embodies the essence of exclusive luxury living that is synonymous with the esteemed Finca Cortesín. Elevate your lifestyle, immerse yourself in the charm of the Mediterranean and discover a world of refined pleasures at this extraordinary property.

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