



## Lejlighed i stueetagen til salg i Casares, Casares

269.000 €

Reference: R5231530    Soveværelser: 2    Badeværelser: 2    Grundstørrelse: 20m<sup>2</sup>    Byg Størrelse: 91m<sup>2</sup>    Terrasse: 20m<sup>2</sup>





## Costa del Sol, Casares

Unique Opportunity in Casares Costa! Ground Floor Apartment with Large Terrace and Private Garden.

Discover an exceptional property located in one of the most sought-after areas of the Costa del Sol: Casares Costa. This charming ground-floor apartment sits within a prestigious and peaceful gated community, making it ideal both as a permanent residence and as a secure investment.

With 88 m<sup>2</sup> of living space, the property features a bright living-dining room, 2 spacious double bedrooms, and 2 full bathrooms, all designed for maximum comfort. The impressive 20 m<sup>2</sup> terrace, together with a private garden perfect for families with children, offers an ideal setting to enjoy the Mediterranean climate all year round.

The apartment is sold fully furnished and with an equipped independent kitchen, ready for immediate occupancy with no additional investment required.

The gated urbanization is beautifully maintained, providing a safe and serene environment with swimming pools for adults and children, lush gardens, and peaceful communal areas that invite relaxation.

The "Vista Bahía" complex, located between Estepona and Manilva, is renowned for its large pool, landscaped gardens, and stunning mountain surroundings. Just a short walk away are crystal-clear beaches, a selection of restaurants, and beautiful seaside promenades leading to San Luis de Sabinillas, where you'll find numerous cafés, bars, and entertainment options.

The vibrant marinas of Estepona and La Duquesa are only 5 minutes away by car, offering an excellent range of dining and leisure activities. Gibraltar is just 25 minutes away, perfect for day trips, shopping, or sightseeing.

Thanks to its unbeatable location –just 500 meters from the beach– and the high rental demand in the area, this property presents an excellent investment opportunity, suitable for both holiday rentals and long-term leasing.

Surrounded by mountains and natural landscapes, including the spectacular Sierra Bermeja, the area also retains the charm of traditional Andalusia, showcased in the nearby whitewashed village of Casares. Sports lovers will appreciate the outstanding nearby facilities, including world-class golf courses such as Finca Cortesín, as well as tennis, paddle, and various water sports.

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### Key Features

Orientation: South

Living area: 88 m<sup>2</sup>

Terrace: 20 m<sup>2</sup>

Private garden

Independent, fully equipped kitchen

Sold furnished

Hot water: Electric boiler

Community fees: €80/month (including rubbish collection)

I.B.I.: €430/year

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Don't miss the chance to own a property with exceptional potential in one of the Costa del Sol's most desirable locations. Contact us to arrange a viewing!





## Funktioner:

### Funktioner

Dækket terrasse

I nærheden af transport

Privat terrasse

Ensuite badeværelse

Marmorgulve

Dobbeltvindue

Monterede garderober

Adgang for mennesker med reduceret mobilitet

### Synspunkter

Have

### Pool

Kommunal

Børns pool

### Have

Kommunal

### Hjælpeprogrammer

Elektricitet

Drikkeligt vand

### Orientering

Syd

### Indstilling

Tæt på butikker

Tæt på byen

Tæt på skoler

Forstæder

Landsby

### Møbel

Fuldt møbleret

### Sikkerhed

Gated kompleks

### Kategori

Holiday Homes

Investering

Videresalg

### Klimakontrol

Forud installeret aircondition

### Tilstand

God

### Køkken

Fuldt monteret

### Parkering

Gade