



## PŮZEMNÍ APARTMÁN 2 LOŽNICE

📍 Casares Playa

**REF# R4722211 – 350.000€**

IBI

839 €/YEAR

Community

1800 €/YEAR



2

Ložnice



2

Koupelny



85 m<sup>2</sup>

Built



20 m<sup>2</sup>

Plot



31 m<sup>2</sup>

Terrace

\*\*\* Excellent Ground Floor Apartment in Casares Costa \*\*\* 2 Bedrooms and 2 Bathrooms \*\*\* Spacious Private Terrace \*\*\* Perfectly Manicured Lawn Garden \*\*\* South Facing \*\*\* Fully-Fitted and Furnished Balay Kitchen \*\*\* Private Covered Parking \*\*\* Option to Fully Furnish It \*\*\* Exclusive Gated Complex with

Swimming Pool and Gardens \*\*\* 10-Minute Walk from the Beach and 5-Minute Walk from Doña Julia Golf  
\*\*\* Ideal Location in Casares Costa: Perfectly Connected to Estepona, Manilva and Sotogrande \*\*\*  
Delivered in 3T 2025 \*\*\* Ask for the Virtual Tour! \*\*\*

This spectacular new ground floor apartment is located in Casares Costa, next to the Doña Julia golf club, and just a ten-minute walk from the beach and five-minute walk to Doña Julia Golf Course. It's a quiet and safe area, while close to all services. Estepona and Sotogrande are ten minutes by car, while Marbella and Gibraltar are twenty minutes away.

This single-level apartment has a contemporary and cozy style, where the natural light and high-quality wood finishes stand out.

The entrance consists of the hall that leads to the main living room with dining area, with an open plan layout in which the fully equipped and furnished Balay kitchen is integrated into this area. The interior and exterior spaces are connected through double-glazed floor-to-ceiling windows.

The spacious private terrace enjoys the desired southwest orientation that guarantees the entry of natural light throughout the day. It has its own storage room. It gives access to the perfectly manicured grass garden, which is reserved for the exclusive use of the owners.

As for the bedrooms, they're located in the other wing of the house for maximum privacy. The master suite is double, with built-in wardrobes and access to the terrace; and enjoy your own ensuite bathroom with a walk-in shower and wood finishes. The rest of the bedrooms are also double, with built-in wardrobes and windows. There's a fully-fitted guest bathroom.

This gated and safe complex has facilities to make the most of the good climate characteristic of this area: swimming pools, mature gardens, walks with tropical plants and lifts to all levels.

The specifications are top quality: video intercom, armored door, ceramic floors, double-glazed windows, built-in wardrobes, covered terrace, Balay appliances, high-end toilets and solid brick foundation. Additionally, the apartment comes with its own private, covered parking space.

This is a wonderful opportunity to acquire a new apartment, close to the beach and the Doña Julia golf course. It's an area in continuous expansion that is revaluating exponentially.

For more information or to arrange a visit, please contact us.













