



## TOWNHOUSE WITH 3 BEDROOMS

📍 Casares Playa

**REF# R4687861 – 319.000€**

IBI

700 €/YEAR

Community

1320 €/YEAR



3

Beds



3

Baths



134 m<sup>2</sup>

Built



30 m<sup>2</sup>

Terrace

Luxurious recently renovated townhouse just a 3-minute walk from the beach, nestled in one of the most privileged areas in Marina de Casares, a small, highly exclusive, and serene urbanization. This townhouse boasts 3 floors; on the ground floor, you'll find an open-style kitchen, a guest toilet, a spacious living-dining area with a fireplace, and access to the generously sized terrace overlooking meticulously maintained

gardens and a communal swimming pool. The second floor hosts three bedrooms with two full bathrooms, one of which is en-suite to the master bedroom with hidromasage bath tube, while the top floor features a solarium/terrace with beautiful views and a storage cupboard, also at the entrance there is a small terrace which can be used for storage or to park the bikes, etc.

Conveniently situated adjacent to a minimarket catering to daily needs, as well as the Casares Costa paddle and tennis club with a gym, this property is just a 5-minute walk from Lidl supermarket and all the services and restaurants of the nearby village of Sabinillas, where you'll also find Mercadona, Dia, and Eroski. Only a 10-minute drive from Estepona or Sotogrande ports and 20 minutes from San Pedro de Alcántara, this location is perfect for investing in summer rentals due to its prime positioning.



