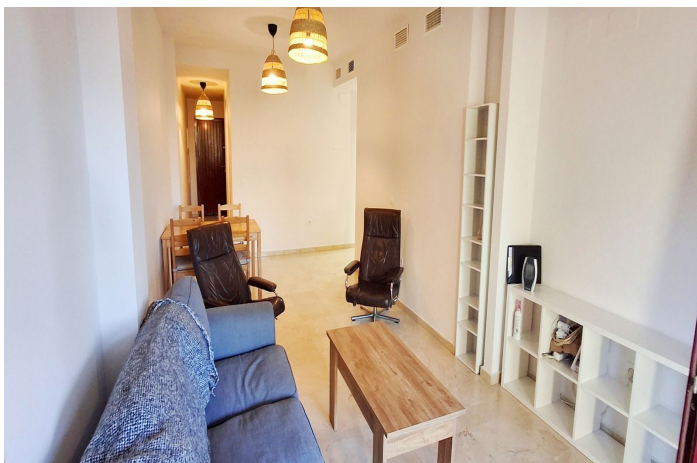




## Ground Floor Apartment for sale in Casares, Casares

**249,000 €**

Reference: R5231530 Bedrooms: 2 Bathrooms: 2 Plot Size: 20m<sup>2</sup> Build Size: 91m<sup>2</sup> Terrace: 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.

\_\_\_\_\_ 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

\_\_\_\_\_ 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!



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Access for people with reduced mobility

### Views

Garden

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

South

### Setting

Close To Shops  
Close To Town  
Close To Schools  
Suburban  
Village

### Furniture

Fully Furnished

### Security

Gated Complex

### Category

Holiday Homes  
Investment  
Resale

### Climate Control

Pre Installed A/C

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Street