DREAM PROPERTY
MARBELLA

Ref. 738A

Development of 47 1, 2 and 3 bedroom new build appartments, Casares

Casares

€ 305.000

Estate type:	**Apartment**	Area:	**86 m2**
Terrace:	**8.46 m2**	Number of bathrooms:	**2**
Number of bedrooms:	**2**	Garage:	**Yes**
Pool:	**Yes**	Plot:	**—**
Air conditioning:	**Yes**	Television:	**Yes**
Close to golf courses:	**Yes**	Wi-Fi:	**Yes**

After the success of the first phase, the second phase of the project is now on sale!

Casares is one of the most charming white Andalusian towns, located between the Serrania de Ronda mountain range, the sea and Gibraltar.
The area is distinguished by its picturesque landscape, from the imposing Serrania hills of the Pico de los Reales to the vine-filled surrounding valleys.
Casares, which has been recognised as an historic and artistic site, is considered one of the most beautiful villages in Spain. Its history, according to tradition, dates back to Roman times.
The development has been designed to provide maximum comfort for its habitants. The innovative style blends harmoniously with the surrounding natural landscape. Thanks to the high position of the complex, the apartaments will have stunning views of the sea and the mountains.
Spacious open-plan and functional living areas with large terraces from which you will be able to enjoy the splendid sea views. Furnished kitchens and equipped bathrooms. Good quality finishing materials will be used in the construction and innovative solutions such as an aerothermal system and the pre-installation of an electric car charging point.
The communal areas of the development will offer the opportunity to spend time relaxing in the outdoor swimming pool or enjoying a leisure walk in the spacious gardens. There will also be a children's playground inside the complex.
Not to forget its privileged location, just a few minutes' drive from the well-known Finca Cortesin golf club, and other surrounding golf courses such as Sotogrande, Estepona and Marbella, making this a particularly attractive location.
All flats have a garage and storage unit included in the price.

Prices of available properties:

**2 bedrooms: from €305,000 to €420,000
**3 bedrooms: from €415,000 to €520,000

If you are interested in this project do not hesitate to contact us for more details!

In accordance with the provisions of Article 20.1 of the TRLDCU, the price of the property WILL BE INCREASED by the following amounts:

TAXES PAYABLE BY THE PURCHASER:
In the case of VAT at the current rate of 10% (Law 37/1992, of 28 December, on Value Added Tax). In the case of ITP (Property Transfer Tax) on the higher of the sale price or the cadastral reference value, ranging from 3.5% to 7% depending on the buyer's conditions, all in accordance with (Royal Legislative Decree 1/1993, of 24 September, approving the revised text of the Law on Property Transfer Tax and Stamp Duty).

NOTARY AND REGISTRY:
These expenses are subject to fees, although their estimated cost may range from €600 to €1,250 for the notary and from €200 to €600 for the registry (Royal Decree 1426/1989, of 17 November, approving the Notary Fees Schedule, and Royal Decree 1427/1989, of 17 November, approving the Land Registry Fees Schedule, respectively).
The agency's professional fees are included in the sale price.

IF BANK FINANCING IS REQUIRED:
The amount of additional expenses must be agreed upon with the financial institution.
To calculate the final price, please contact Dream Property Marbella 2010 SLU. We will issue a personalised offer based on the buyer's personal circumstances.

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