DREAM PROPERTY
MARBELLA

Ref. 965A

Luxury residences 200m from the beach in Casares, Costa del Sol, Spain

Casares

€ 620.000

Estate type:	**Apartment**	Area:	**104 m2**
Terrace:	**33 m2**	Number of bathrooms:	**2**
Number of bedrooms:	**2**	Garage:	**Yes**
Pool:	**Yes**	Plot:	**—**
Air conditioning:	**No**	Television:	**No**
Close to golf courses:	**No**	Wi-Fi:	**No**

A limited collection of luxury residences created for discerning buyers seeking privacy, elegance, and superior living space.

Bedrooms: Uniquely designed 2 and 3-bedroom layouts engineered to maximize natural light and seamless indoor-outdoor living. Options include ground-floor duplexes with massive private gardens, mid-floor apartments with sun-drenched terraces, and spectacular duplex penthouses featuring private swimming pools and rooftop solariums.

Community: Exclusive gated development offering resort-style amenities, including a 33-meter lap/infinity pool, lush landscaped gardens with water features, a fully equipped fitness center, a coworking lounge, and secure underground parking with storage rooms.

Additional Features: Architectural excellence with top-tier thermal and acoustic insulation, expansive floor-to-ceiling windows, aerothermal climate systems, premium interior finishes, and sweeping views of the Mediterranean.

Location:
Privileged location just a short walk from pristine beaches and neighboring top-tier golf courses. Perfectly positioned between Estepona and Sotogrande, offering quick access to main highways and international airports

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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