



## Penthouse in Casares Playa

Casares Playa

€ 399.000

|                                                                                     |                        |                  |                                                                                     |                      |               |
|-------------------------------------------------------------------------------------|------------------------|------------------|-------------------------------------------------------------------------------------|----------------------|---------------|
|  | Estate type:           | <b>penthouse</b> |  | Area:                | <b>101 m2</b> |
|  | Terrace:               | <b>50 m2</b>     |  | Number of bathrooms: | <b>2</b>      |
|  | Number of bedrooms:    | <b>3</b>         |  | Garage:              | <b>Yes</b>    |
|  | Pool:                  | <b>Yes</b>       |  | Plot:                | <b>—</b>      |
|  | Air conditioning:      | <b>Yes</b>       |  | Television:          | <b>No</b>     |
|  | Close to golf courses: | <b>Yes</b>       |  | Wi-Fi:               | <b>Yes</b>    |

### Stunning Sea View Penthouse – Just 300m from the Beach

Discover this exceptional 3-bedroom, 2-bathroom penthouse located only a short 5-minute walk (300m) from the golden sandy beaches of Sabinillas. With bright interiors and a fantastic south-facing terrace, this home offers the perfect combination of comfort, style, and coastal living.

Used only as a holiday home, this apartment is in good condition and ready to move in to. The welcoming entrance hall leads to a fully fitted kitchen with charming golf views and a practical utility room. The living room/ dining room opens onto the large uncovered terrace, overlooking the swimming pools, gardens and the Mediterranean coast. The master bedroom, complete with en-suite bathroom, also has direct access to the terrace. Two additional bedrooms share a full family bathroom and all bedrooms are separated from the living area by a corridor, ensuring peace and quiet for family or guests.

The gated community offers outstanding facilities, including two swimming pools (one for children), a paddle court, landscaped gardens and is also located near a small children's water-play park – ideal for families. The vibrant town centre of Sabinillas has all you need: plenty of shops, restaurants, all amenities, all just a short stroll away.

Perfect as a holiday home, permanent residence, or rental investment, this property provides excellent security and convenience with "lock-up-and-leave" practicality.

Please note, long term rentals are allowed in this urbanisation but short term rentals are not, creating a peaceful environment for all the residents.

#### Additional highlights:

2 underground parking spaces + 2 storage rooms included in the price

A/C hot and cold throughout

Shutters on all doors and windows

Awnings on the terrace

Sold fully furnished, |key|ready

Low |running| costs: Community |fees| €200/month, IBI |&| rubbish |€661/year

This penthouse represents |an| unbeatable |ppportunity| for |buyers| seeking |a| sun-soaked lifestyle  
|or| a |smart| investment |by| the |Mediterranean|.



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