



## Ground Floor Apartment for sale in Casares Playa, Casares

**419,000 €**

Reference: HQ5072950   Bedrooms: 2   Bathrooms: 2   Plot Size: 30m<sup>2</sup>   Build Size: 133m<sup>2</sup>   Terrace: 30m<sup>2</sup>





## Costa del Sol, Casares Playa

Modern Frontline Golf with Tourist License in place! A frontline golf urbanization on the Casares Costa 9 Hole Golf course. This ground floor apartment is 86m<sup>2</sup> internal, and 121m<sup>2</sup> including covered terrace, and private use garden. This 2 bedroom, 2 bathroom ground floor apartment offers so much. Being a ground floor, anyone with dogs will know there is enough space for your furry friends. The community maintains the garden. With an open plan kitchen, living, dining, its a spacious 2 bedroom and comes with all the mod cons of modern living like centralised A/C, double glazed windows, and new appliances. The SW facing terraces allows you to sit out and enjoy the sun in the winter and remain covered to avoid the summer heat, so you get the best of both worlds. Lastly, the price is right. If you were to find a modern equivalent of this property for this price, you would either have to wait for construction to end or buy a cheaper property and refurbish. This is a lock up and leave, modern home that is practically new and you pay less in taxes. The community has a large communal pool and is always well maintained. The property comes with a storage and underground parking. Note: This property already has the Andalusian Tourist License and is a good generator of income. (Furniture can be negotiated)



## Features:

Features	Orientation	Climate Control
Covered Terrace	South West	Air Conditioning
Private Terrace		Cold A/C
Storage Room		Hot A/C
Ensuite Bathroom		
Double Glazing		
Fitted Wardrobes		
WiFi		
Utility Room		
Fiber Optic		
Views	Setting	Condition
Mountain	Close To Golf	Excellent
Golf	Urbanisation	
	Close To Sea	
	Frontline Golf	
Pool	Furniture	Kitchen
Communal	Optional	Fully Fitted
Garden	Security	Parking
Private	Gated Complex	Underground
	24 Hour Security	Garage
	Alarm System	
	Electric Blinds	
Utilities	Category	
Electricity	Reduced	
Drinkable Water	Holiday Homes	
	Investment	
	Golf	
	Resale	
	Contemporary	