



## Townhouse for sale in Casares Playa, Casares

425,000 €

Reference: HQ5081407   Bedrooms: 3   Bathrooms: 2   Build Size: 127m<sup>2</sup>   Terrace: 91m<sup>2</sup>





## Costa del Sol, Casares Playa

Discover this charming 3-bedroom townhouse located in Marina de Casares, one of the most pleasant and peaceful residential areas of Casares Playa. With a built area of 127 m<sup>2</sup> and an additional 91 m<sup>2</sup> of terraces, this home offers space, functionality, and a privileged setting just a 5-minute walk (around 400 meters) from the beach. The property is fully furnished and move-in ready. It features marble floors, an elegant fireplace in the living room, a kitchen equipped with an electric hob, three well-proportioned bedrooms, two full bathrooms, and an additional guest toilet. The layout is ideal for families or those seeking a comfortable holiday home with bright interiors and spacious outdoor areas to enjoy the Costa del Sol's wonderful climate. From the solarium, you can enjoy sea views, as well as views over the gardens and the communal pool. The property also includes a storage room and street parking just outside the entrance. The gated residential complex offers an adult pool, children's pool, garden areas, and a BBQ zone – all designed for family enjoyment and relaxation. Location is one of this property's best assets. The beach and Casares promenade are just a 5-minute walk away, offering direct access to beach bars and restaurants. Lidl supermarket and other shops are less than 2 minutes by car, and the lively Puerto de La Duquesa with its range of bars and restaurants is only 5 minutes away. Golf lovers will appreciate the proximity to courses like Doña Julia and Finca Cortesín, both less than 10 minutes away. Estepona town center is just 12 minutes by car and Marbella is around 30 minutes. The community fees are very reasonable (€90/month) and the annual property tax (IBI) is €693, making this property a financially attractive option as well. In short, this townhouse in Marina de Casares is the perfect opportunity for anyone wanting to live by the sea in a quiet yet well-connected setting, with all services close at hand and a relaxed Mediterranean lifestyle.



## Features:

Features	Orientation	Views
Covered Terrace	East	Sea
Private Terrace	South East	Garden
Storage Room		Pool
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Solarium		
Utility Room		
Barbeque		
Fiber Optic		
Setting	Condition	Pool
Close To Golf	Excellent	Communal
Close To Port		
Urbanisation		
Close To Sea		
Close To Shops		
Close To Town		
Close To Schools		
Close To Marina		
Front Line Beach Complex		
Furniture	Kitchen	Garden
Fully Furnished	Fully Fitted	Communal
Security	Parking	Utilities
Gated Complex	Street	Electricity
Category		
Holiday Homes		
Resale		