

## 2 bedroom Apartment for sale in Casares, Málaga

285,000€






This brand-new development of just 58 apartments, is located in one of the most sought-after areas of the Casares Costa, within walking distance to the Casares beach, and the town of Sabanillas, with all the amenities that this busy and thriving town offers.

Sabanillas and the Port of Duquesa are fast becoming one of the most popular holiday destinations along the Costa del Sol, with the beautiful town of Estepona only 10 minutes drive away, the famous resort of Sotogrande just 15 minutes drive and the airports of Gibraltar and Malaga just 20 minutes and 50 minutes drive away along the toll road, which is easily accessed from the development.

This large 2 bedroom ground floor apartment will be finished to a high standard, with a fully fitted kitchen and bathrooms in subtle modern colours. This property benefits from a generous covered terrace area, ideal for relaxing and dining. The property is oriented to the southeast which makes the most of the light that this coast is famous for.

All 2 bedrooms come with fully fitted wardrobes, and all windows have electric aluminium shutters. Each apartment has a hot and cold air conditioning system, as well as mechanical ventilation installed, in accordance with current legislation, to optimise the air quality in the interior. The apartments each have a thermal heat pump system for the production of domestic hot water.

An LED lighting package is included according to the plan of each home and there are USB charging points in the kitchen and main bedroom. All apartments have a fibre-optic installation, as well as telephone points, internet and TV in the kitchen, living/dining room, and bedrooms. The building has the necessary insulation to walls, roofs, and windows required to obtain an energy efficiency rating "B".

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|---|---|---|
|  2 bedrooms |  2 bathrooms |  82m <sup>2</sup> Build size |
| <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> 28 m <sup>2</sup> terrace                                   | <input checked="" type="checkbox"/> Communal garage   |
| <input checked="" type="checkbox"/> Communal garden   | <input checked="" type="checkbox"/> Communal pool   | <input checked="" type="checkbox"/> Mountainside  |
| <input checked="" type="checkbox"/> Amenities near  | <input checked="" type="checkbox"/> Air conditioning  | <input checked="" type="checkbox"/> Fully fitted kitchen  |
| <input checked="" type="checkbox"/> Security entrance   | <input checked="" type="checkbox"/> Double glazing  | <input checked="" type="checkbox"/> Brand new   |
| <input checked="" type="checkbox"/> Private terrace   | <input checked="" type="checkbox"/> Mountain view   | <input checked="" type="checkbox"/> Covered terrace   |
| <input checked="" type="checkbox"/> Fitted wardrobes  | <input checked="" type="checkbox"/> Garden view   | <input checked="" type="checkbox"/> Close to children playground  |
| <input checked="" type="checkbox"/> Close to sea / beach                                      | <input checked="" type="checkbox"/> Close to golf   | <input checked="" type="checkbox"/> Glass Doors   |