



## Ground Floor Apartment for sale in Casares, Casares

590,000 €


Reference: N8526 Bedrooms: 2 Bathrooms: 2 Plot Size: 29m<sup>2</sup> Build Size: 87m<sup>2</sup> Terrace: 19m<sup>2</sup>



1	Salón-comedor-comedor	26.47 m <sup>2</sup>
2	Dormitorio 1 (principal)	14.85 m <sup>2</sup>
3	Dormitorio 2	9.85 m <sup>2</sup>
4	Baño 1	4.64 m <sup>2</sup>
5	Cocinilla	2.25 m <sup>2</sup>
6	Baño 2	3.70 m <sup>2</sup>
7	Hall	3.50 m <sup>2</sup>
8	Terraza cubierta	19.70 m <sup>2</sup>
9	Jardín privado	28.44 m <sup>2</sup>

0 5 10m

BLOQUE 5 - PORTAL 2 - PLANTA 0 - VIVIENDA B



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PLANTA 2	
PLANTA 3	
PLANTA 4	
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PLANTA 99	
PLANTA 100	

SUPERFICIES CONSTRUIDAS

Vivienda ÚTIL	ZOO*	Total vivienda
93.30 m <sup>2</sup>	25.05 m <sup>2</sup>	118.35 m <sup>2</sup>

Terraza Cubierta	Terraza Descubierta	Placitas exterior	Jardín Privado
19.70 m <sup>2</sup>	- m <sup>2</sup>	- m <sup>2</sup>	28.44 m <sup>2</sup>

SUPERFICIES ÚTILES

Vivienda	Útiles exteriores
118.35 m <sup>2</sup>	82.22 m <sup>2</sup>

SUPERFICIES ÚTILES SEGÚN DECRETO BOJA 218/2005

Vivienda	Según decreto
118.35 m <sup>2</sup>	81.25 m <sup>2</sup>





## Costa del Sol, Casares

**Luxury New Development in Casares Costa – Modern Living Just 1.4 km from the Beach Prime Location with Stunning Views** This exclusive new development in Casares Costa is perfectly situated just 1.4 km from the beach, offering breathtaking sea and mountain views. Nestled in the peaceful Sierra Jordana area, the location combines natural beauty with modern convenience. Casares Costa is a sought-after destination on the Costa del Sol, known for its tranquil ambiance, proximity to world-class golf courses, and vibrant coastal lifestyle. A Masterplanned Community with Exclusive Amenities The first phase of this project features 36 meticulously designed homes, part of a master plan of 144 residences to be developed in three phases. The community integrates seamlessly with the natural terrain, offering pedestrian-friendly pathways, landscaped gardens, and multi-level amenities that provide a sense of harmony and balance. Amenities include: Outdoor swimming pool with sun loungers and a poolside bar. Indoor wellness center with a heated pool, spa, and gym. Outdoor recreational areas featuring hiking trails, a calisthenics park, and a mini amphitheater. High-Quality Homes with Modern Features Each home in this development showcases a perfect blend of elegance and functionality. The architectural design emphasizes natural light and spaciousness, with floor-to-ceiling windows that offer panoramic views. Premium finishes include: Large-format porcelain tile flooring for a contemporary and durable look. Smart home automation for lighting and air conditioning control. Aerothermal climate systems and underfloor heating throughout. Solar panels for sustainable energy generation. Private pools available in select units. Inspired by Nature and Mediterranean Charm The development's design incorporates Mediterranean and tropical landscaping, creating a serene and inviting environment. Interiors feature a natural color palette that complements the lush surroundings, fostering a sense of calm and connection with nature. Live in Harmony in Casares Costa Whether you enjoy outdoor activities like hiking and cycling or relaxing by the beach, this location offers the perfect balance of adventure and tranquility. Its proximity to top-tier golf courses, fine dining, and cultural attractions ensures an exceptional lifestyle on the Costa del Sol. Distances to key points of interest include: Málaga Airport: 92 km Estepona Marina: 14 km Finca Cortesín Golf Club: 5 km Discover your dream home in Casares Costa today—schedule a visit and experience coastal luxury like never before!



## Features:

### Features

Gym  
Garden  
Terrace: 19 Msq.  
Near Commercial Center  
Double Bedrooms: 2  
Views: Sea  
Location: Coastal, Urbanisation  
Terrace: 44 Msq.  
Beach: 1400 Meters  
Near Golf / Golf Resort Property  
Useable Build Space: 84 Msq.  
Communal Pool  
Parking - Space  
Useable Build Space: 78 Msq.  
Gated  
Number of Parking Spaces: 1  
Near Schools  
Near Trees  
Heating: Yes, Air Conditioning: Yes  
Elevator/Lift  
Storage / Trastero

### Energy Rating

B

### CO2 Emission Rating

B