



SEMI-DETACHED HOUSE 4 BEDROOMS 3 BATHROOMS IN CASARES

📍 Casares

REF# R5407441 425.000 €

BEDS	BATHS	BUILT	PLOT
4	3	220 m ²	249 m ²

In one of the most promising areas of the Costa del Sol, within the well-maintained Doña Julia Village development, we find this spacious corner semi-detached house, with approximately 220 m² of living space on a 249 m² plot. This property is designed for those seeking space, comfort, and a high quality of life near the sea, in a peaceful, residential, and well-connected setting.

The Doña Julia area is located in Casares Costa, very close to Estepona, with easy access to the A-7 motorway and surrounded by golf courses, green spaces, and new high-end residential developments. Its location allows you to enjoy proximity to the beach, the amenities of Sabinillas and Estepona, and exclusive enclaves such as Finca Cortesin. Furthermore, Gibraltar is within easy reach, adding value whether for a primary residence, a second home, or an investment property.

The house is distributed over three floors and stands out for its spaciousness, natural light, and meticulous renovation.

On the ground floor, you'll find an open and welcoming living area, comprising a spacious living room with a fireplace, a fully equipped modern kitchen with a dining area, and a guest toilet. The open design creates a comfortable and functional environment, ideal for enjoying everyday life and entertaining guests.

On the first floor, there are two bedrooms, both with built-in wardrobes and en-suite bathrooms. One of them also boasts a large terrace with sea views, a perfect space to start the day peacefully or enjoy the sunsets of the Costa del Sol.

The basement, originally unfinished, has been completely renovated and transformed into a versatile and modern space. It features a spectacular home cinema area, two additional bedrooms, and a contemporary bathroom. All the rooms on this floor have indirect ceiling lighting, creating an elegant, warm, and very pleasant atmosphere.

Outside, the property offers a large porch with a dining and relaxation area, protected by awnings so it can be enjoyed for much of the year. As a special feature, it boasts a 5-person jacuzzi, ideal for unwinding at the end of the day, relaxing under the Costa del Sol sky, and transforming the terrace into a true private haven of well-being.

At the front of the house, there is a covered parking space. The property also features photovoltaic panels, a 100-liter electric water heater, and air conditioning in every room, providing comfort and efficiency year-round.

This is a truly complete property, with spacious interiors, outdoor areas designed for enjoyment, and a strategic location near the sea, golf courses, Estepona, Finca Cortesin, and Gibraltar.

In compliance with the information obligations stipulated in Law 10/2025 of December 28, on customer service and transparency, as well as current sector regulations, please note that the indicated price does not include the expenses and taxes inherent to the acquisition, which are detailed below:

The brokerage fees for this sale are included in the list price.

EXPENSES AND TAXES PAYABLE BY THE BUYER:

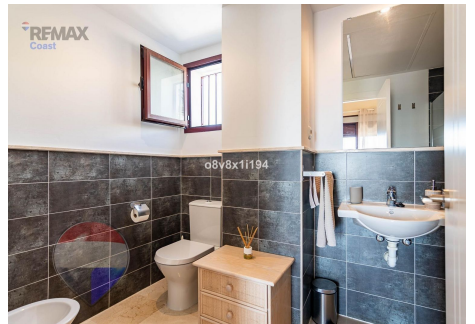
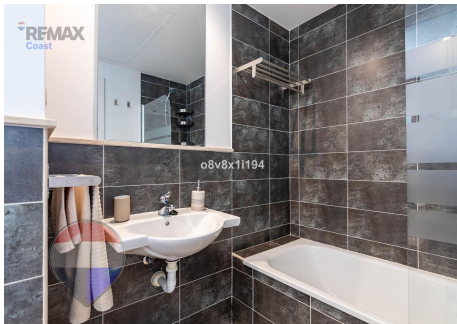
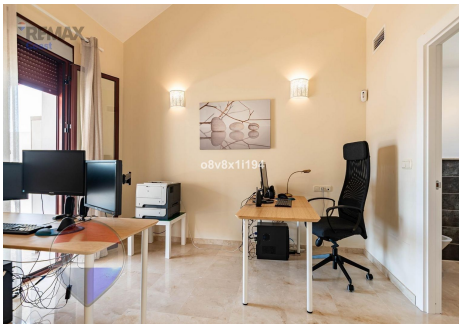
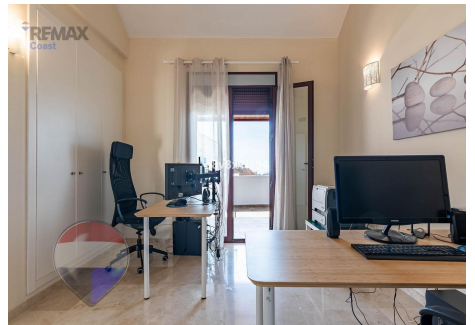
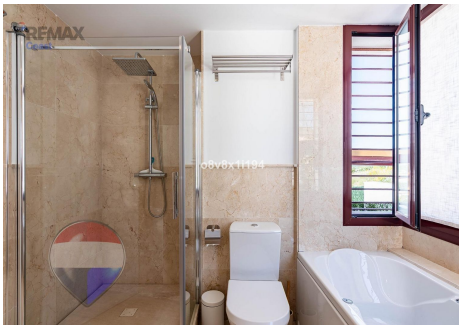
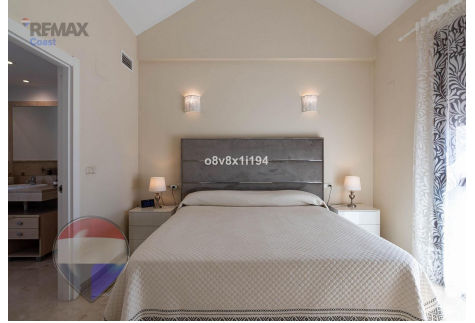
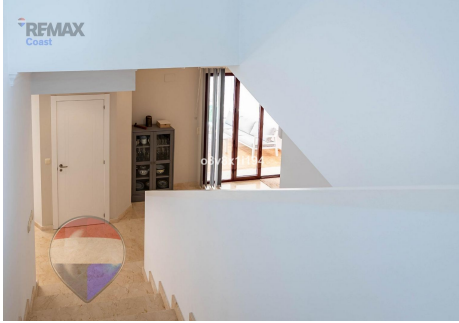
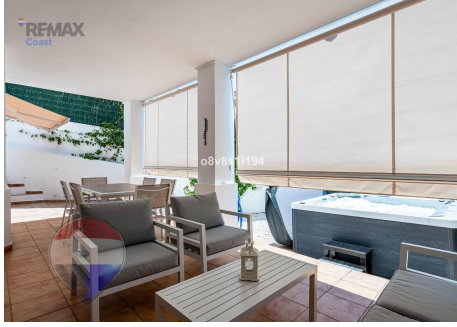
In the case of Transfer Tax (ITP), the tax is levied on the higher of the sale price or the cadastral reference value, ranging from 7% to 2% depending on the buyer's circumstances, in accordance with Royal Legislative Decree 1/1993, of September 24, which approves the Consolidated Text of the Transfer Tax and Stamp Duty Law (TRLITPAJD).

NOTARY AND REGISTRY FEES: These expenses are subject to a tariff, as per Royal Decrees 1426 and 1427/1989, of November 17, which approve the Fees for Notaries and Property Registrars, respectively.

AGENT SERVICES: Optional, if requested by the client, the estimated fees for administrative processing, tax settlement, and registration amount to approximately €395.

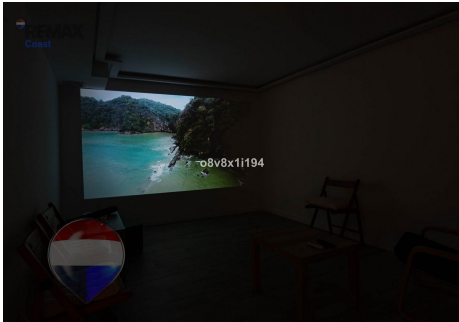
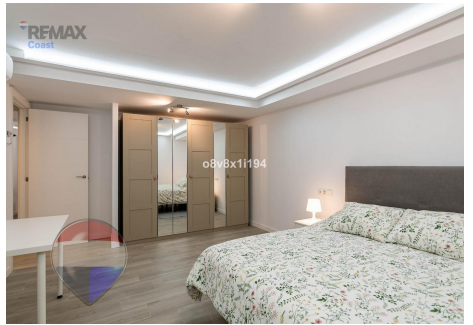
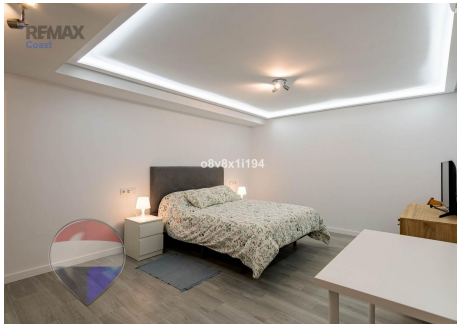
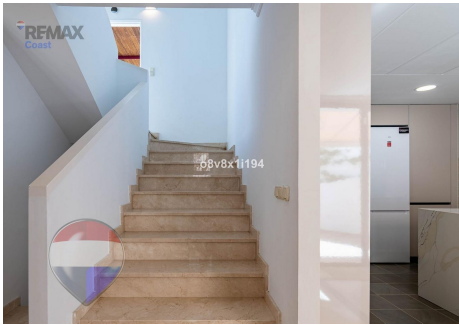
IDILIQ

ESTATES



IDILIQ

ESTATES



IDILIQ

ESTATES

