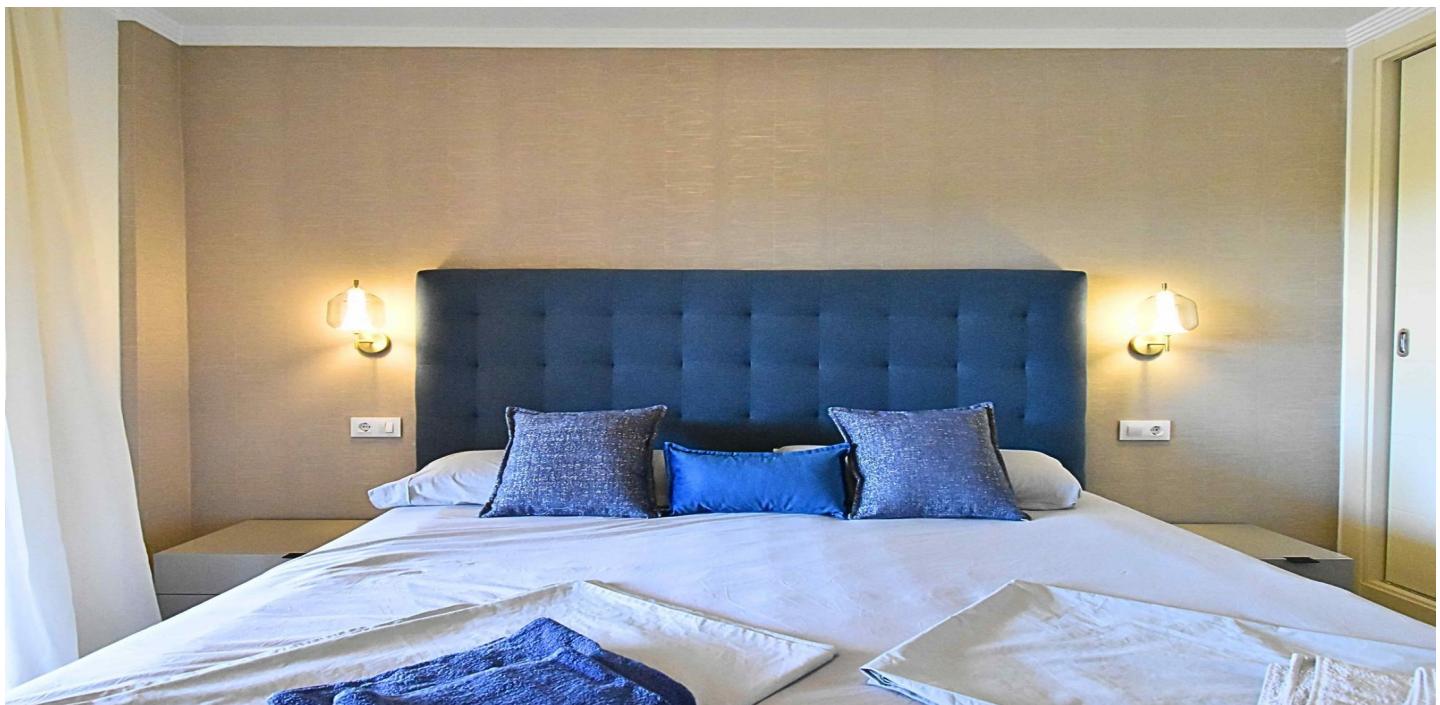




## Middle Floor Apartment for sale in Casares Playa, Casares

**395,000 €**

Reference: R5237335   Bedrooms: 2   Bathrooms: 2   Build Size: 128m<sup>2</sup>   Terrace: 41m<sup>2</sup>





## Costa del Sol, Casares Playa

Located in the sought-after and well-maintained Casares Beach development, this bright south-facing first-floor apartment stands out for its spacious layout, comfort, and a magnificent private terrace that provides exclusivity and year-round enjoyment. The property can be accessed through the pedestrian entrance and communal gardens, or directly from the underground parking area, with lift access to the residence. Upon entering, you are greeted by a sense of brightness and cleanliness. The fully equipped independent kitchen features a large utility area that could easily be integrated to create a more spacious kitchen, or even converted into an open-plan layout connected to the living-dining room. The generously sized living room is perfect for year-round living and opens directly onto a pleasant covered terrace. The property offers two double bedrooms with ample wardrobes and centralized air conditioning throughout. The master bedroom has access to the terrace and includes an en-suite bathroom with double sink and bathtub, while the second bathroom, independent, features a shower. Without a doubt, the main highlight is its large private garden, ideal for enjoying sunny days with total privacy and direct access to the communal areas, which include a large swimming pool and a paddle court. The property is completed by a private underground storage room, marble floors throughout, and 24-hour security within the development. An impressive home in terms of location, size, and quality. Viewings are highly recommended. This stunning apartment in Casares Beach combines natural light, spaciousness, and a large private terrace that turns everyday living into a luxury. With two double bedrooms, a very convenient kitchen, a generous covered terrace, garage, storage room, and 24-hour security, it is the perfect home to enjoy throughout the year. Communal areas with a swimming pool, gardens and paddle court complete this privileged setting. A truly worthwhile opportunity to visit!

## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South	Air Conditioning
Lift	South West	Central Heating
Near Transport		
Private Terrace		
Satellite TV		
Storage Room		
Ensuite Bathroom		
Fitted Wardrobes		
WiFi		
Paddle Tennis		
Utility Room		
Fiber Optic		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Garden	Close To Golf	Good
Pool	Close To Port	
Courtyard	Urbanisation	
Urban	Close To Sea	
Street	Close To Shops	
	Close To Town	
	Close To Schools	
	Close To Marina	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Fully Furnished	Fully Fitted
	Part Furnished	
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Communal	Gated Complex	Underground
	24 Hour Security	Garage
	Entry Phone	Private
		Covered
		Street
		Communal
<b>Utilities</b>	<b>Category</b>	<b>Energy Rating</b>
Electricity	Reduced	D
Drinkable Water	Holiday Homes	
Telephone	Investment	
	Bargain	
	Golf	

### CO2 Emission Rating

C