# Penthouse in Bahía de Casares

## €520,000

Bahía de Casares, Casares, Málaga

Bedrooms: 2 | Bathrooms: 1 | Built: 80 m²









## Overview

Luxury beachfront penthouse with jacuzzi and solarium in Casares del Mar

Elegant and contemporary beachfront penthouse located in the exclusive Casares del Mar development, where the sea becomes the true focal point of the home.

Fully refurbished to a high standard with a sophisticated, modern design, this 2-bedroom property offers a unique living experience, combining comfort, style and an unbeatable frontline beach location.

The apartment boasts approximately 80 sqm of built area and is complemented by exceptional outdoor spaces that enhance its exclusivity: a spacious main terrace of around 76 sqm featuring a jacuzzi and panoramic sea views, a

stylish pergola area of approximately 44 sqm providing shade and character, and an impressive private solarium of about 33 sqm on the upper level, perfect for relaxing in complete privacy.

Inside, the property features an open-plan designer kitchen seamlessly integrated into a bright living area, creating a fluid connection with the outdoors and maximising natural light and sea views.

A truly special property for those seeking understated luxury, privacy, and the privilege of living right on the beachfront.

Estimated costs payable by the purchaser: The purchase is subject to Property Transfer Tax (Impuesto de Transmisiones Patrimoniales – ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base shall be the higher of the declared purchase price and the cadastral reference value (Article 10 of the Consolidated Text of the ITP and AJD Law). Reduced rates may apply depending on the purchaser's personal circumstances.The costs of the public deed and registration at the Land Registry are regulated by official tariff (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated range is between €500 and €2,000 for notarial fees and between €250 and €1,500 for Land Registry fees.Administrative services (gestoría), if voluntarily appointed (fees are not regulated): estimated between €300 and €500.The municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the Consolidated Text of the Local Finance Law).Total estimated cost for the purchase: €572.000. This estimate is indicative and is provided in accordance with Article 20.1.c) of the Consolidated Text of the General Law for the Protection of Consumers and Users. The final amount will depend on the specific circumstances of the transaction and the purchaser.Estate agency fees are payable by the seller.

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## Amenities

Pool: Communal Pool

Climate Control: Central Heating

Features: Lift, Wood Flooring

Furniture: Not Furnished

Garden: Private Garden

Security: Alarm System

Parking: Garage

## Energy certificate

Consumption: E
Emissions: E

## Contact

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