# Ground Floor Apartment in Casares

## €515,000

Casares, Málaga

Bedrooms: 2 | Bathrooms: 2 | Built: 188 m² | Terrace: 29 m²









## Overview

Ground-Floor Apartment with Tourist Licence in Alcazaba Lagoon – Estepona / Casares

COUNTRYSIDE LIVING WITH YOUR OWN TURQUOISE LAGOON AND PRIVATE BEACH – WELCOME TO ALCAZABA LAGOON.

Property Features:
106 m² interior built area · 40 m² covered terrace · 2 double bedrooms · 2 bathrooms · Ground floor · Lift · Underground parking · Private storage room · Tourist rental licence · Short-term rental registration · Air conditioning · Ceiling fans · Sold fully furnished. 2 Garagespaces (1 for Golf buggy) – Storageroom
Tourist license is valid and ready to be transferred.

Imagine leaving your apartment with a towel over your shoulder and, just a couple of minutes later, relaxing on the white sandy beach of a spectacular turquoise lagoon – without needing a car or worrying about parking. This is everyday life at Alcazaba Lagoon, and this attractive ground-floor apartment offers an exceptional opportunity to enjoy it as a permanent residence, a holiday home or a rental investment.

The property offers 106 m² of built interior space, complemented by a generous 40 m² covered terrace with direct access to the beautifully maintained communal gardens. The terrace is designed as an extension of the living area, featuring a dining space for six people and a comfortable lounge area.

Inside, the bright living and dining room connects seamlessly with a modern open-plan kitchen, complete with a central island and breakfast bar. The apartment offers two spacious double bedrooms and two full bathrooms with walk-in showers, making it ideal for families, couples or holiday guests.

Additional features include air conditioning, ceiling fans, lift access, 2 underground parking space and a private storage room. The property is sold partially furnished and benefits from an existing tourist rental licence and short-term rental registration number.
For investors, the apartment also has an established rental history, with 150 nights booked between April and October 2026. Further rental performance figures are available upon request.

An Exceptional Resort Lifestyle:
Alcazaba Lagoon is one of the most distinctive residential resorts on the Costa del Sol. Residents enjoy an impressive range of facilities, including:

• A spectacular crystal-clear lagoon with white sandy beaches.
• Several outdoor swimming pools surrounded by tropical gardens and palm trees.
• Sun loungers and a beach club with restaurant.
• Hydromassage facilities and sauna.
• Fully equipped gym.
• Children's play area.
• Secure, gated and beautifully maintained communal surroundings.

The resort offers a unique holiday atmosphere throughout the year, combining relaxation, leisure and outdoor living.

Location:
Situated in the western part of Estepona, towards Sotogrande, Alcazaba Lagoon is surrounded by golf courses and enjoys beautiful open views towards the mountains.

• Casares Costa beaches: approximately 5 minutes by car.
• La Duquesa Marina: approximately 10 minutes.
• Estepona town centre: approximately 15 minutes.
• Sotogrande: approximately 20 minutes.
• Gibraltar Airport: approximately 35 minutes.
• Málaga Airport: approximately 60 minutes.

An excellent opportunity to acquire a ready-to-enjoy property in one of the Costa del Sol's most attractive resort communities, with the added advantage of an established holiday rental business.

## Amenities

Setting: Suburban, Close To Town

Orientation: South Facing

Condition: Excellent Condition

Pool: Communal Pool

Climate Control: Air Conditioning

Views: Mountain Views, Garden Views

Features: Covered Terrace, Lift, Fitted Wardrobes, Private Terrace, Satellite TV, WiFi, Storage Room, Marble Flooring, Jacuzzi, Double Glazing, Fiber Optic

Furniture: Part Furnished

Kitchen: Fully Fitted Kitchen

Garden: Communal Garden, Private Garden

Security: 24 Hour Security

Parking: Underground Parking, Garage

## Taxes & Fees

IBI: €599 per year

## Contact

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