



## Townhouse for sale in Casares Playa, Casares

425,000 €

Reference: R5081407 Bedrooms: 3 Bathrooms: 2 Build Size: 127m<sup>2</sup> Terrace: 91m<sup>2</sup>







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## Costa del Sol, Casares Playa

Discover this charming 3-bedroom townhouse located in Marina de Casares, one of the most pleasant and peaceful residential areas of Casares Playa. With a built area of 127 m<sup>2</sup> and an additional 91 m<sup>2</sup> of terraces, this home offers space, functionality, and a privileged setting just a 5-minute walk (around 400 meters) from the beach.

The property is fully furnished and move-in ready. It features marble floors, an elegant fireplace in the living room, a kitchen equipped with an electric hob, three well-proportioned bedrooms, two full bathrooms, and an additional guest toilet. The layout is ideal for families or those seeking a comfortable holiday home with bright interiors and spacious outdoor areas to enjoy the Costa del Sol's wonderful climate.

From the solarium, you can enjoy sea views, as well as views over the gardens and the communal pool. The property also includes a storage room and street parking just outside the entrance. The gated residential complex offers an adult pool, children's pool, garden areas, and a BBQ zone – all designed for family enjoyment and relaxation.

Location is one of this property's best assets. The beach and Casares promenade are just a 5-minute walk away, offering direct access to beach bars and restaurants. Lidl supermarket and other shops are less than 2 minutes by car, and the lively Puerto de La Duquesa with its range of bars and restaurants is only 5 minutes away. Golf lovers will appreciate the proximity to courses like Doña Julia and Finca Cortesín, both less than 10 minutes away. Estepona town center is just 12 minutes by car and Marbella is around 30 minutes.

The community fees are very reasonable (€90/month) and the annual property tax (IBI) is €693, making this property a financially attractive option as well.

In short, this townhouse in Marina de Casares is the perfect opportunity for anyone wanting to live by the sea in a quiet yet well-connected setting, with all services close at hand and a relaxed Mediterranean lifestyle.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Solarium  
Utility Room  
Barbeque  
Fiber Optic

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina  
Front Line Beach Complex

### Furniture

Fully Furnished

### Security

Gated Complex

### Category

Holiday Homes  
Resale

### Orientation

East  
South East

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Street

### Views

Sea  
Garden  
Pool

### Pool

Communal

### Garden

Communal

### Utilities

Electricity