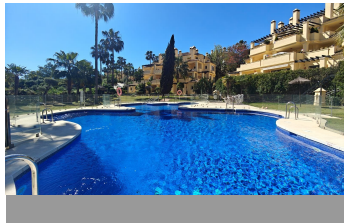
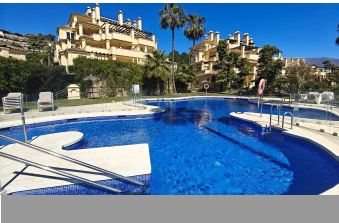


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Ground Floor Apartment in Casares

Bedrooms **3** Bathrooms **3** Built **190m2** Terrace **60m2**

R5370004

**Ground Floor
Apartment**

Casares

450.000€

Discover this stunning three-bedroom apartment for sale in Majestic Hills Casares, an exclusive residence set in an exceptional natural environment between the Mediterranean Sea and the Andalusian mountains. A rare opportunity, ideal as a second home, a profitable rental investment, or a permanent residence, offering a calm, green and secure setting. VALID TOURIST LICENSE + NRA (New Rental Register) ? A major advantage for a turnkey investment, ready for immediate holiday rentals. ? Elegant, bright and perfectly designed interior This apartment offers 141 sqm of living space, carefully designed to combine modern comfort with Mediterranean elegance. ?? Spacious and bright living area - Large sliding glass doors opening onto the terraces - Ideal orientation ensuring natural light throughout the day - Welcoming lounge connected to the outdoor areas ? Beautiful outdoor spaces – 63 sqm - Terraces and covered porches with sea and countryside views - Perfect spaces for: - al fresco dining - sunbathing - evening gatherings at sunset ?? Three comfortable en-suite bedrooms ? Master suite - Private bathroom - Direct access to the main terrace - Open views and a relaxing atmosphere ? Second bedroom - South-west facing - Two private terraces - En-suite bathroom ? Third bedroom - Fitted wardrobes - En-suite bathroom - Ideal for guests or holiday rentals ?? Fully equipped modern kitchen - Fully fitted kitchen - Modern appliances - Separate utility room with washing machine - Practical storage space ? High-end

residence with premium facilities Majestic Hills in Casares is a low-density gated community consisting of only 77 apartments in 11 buildings, offering peace, privacy, and exclusivity. ? Two heated swimming pools - Open all year round - Landscaped gardens - Sun loungers and relaxation areas ? Security & comfort - Gated and secure residence - Automated vehicle entrance - Pedestrian access via intercom ? Included in the price: - 2 underground parking spaces - 1 private storage room ? Prime location in Casares Costa Majestic Casares enjoys a strategic position between Estepona, Sotogrande, and the white village of Casares. ? Golf courses nearby Golf lovers will be delighted: - Doña Julia Golf – 4 minutes - Casares Costa Golf – 5 minutes - Finca Cortesín (World Golf Awards) – 8 minutes - Estepona Golf – 15 minutes - Valderrama Golf – 25 minutes ?? Shops & services nearby - Aldi & Mercadona in Casares Costa - Laguna Village shopping centre (Estepona) – 15 minutes - Pharmacies & medical centres - International ?????ines and supermarkets in Sotogrande ? Restaurants & nearby beaches Well-known restaurants and beach clubs: - Restaurante La Sal - Finca Cortesín Beach Club - Bar El Gusto Casares - Estepona Port & Marina (15 minutes) - Traditional beach restaurants along the coast Closest beaches: - Playa de Casares Costa - Playa Ancha - Playa Piedra Paloma ? A secure and profitable investment Thanks to: ?? A valid tourist license ?? NRA registration ?? Year-round rental demand (golf & climate) this property represents an excellent investment opportunity on the Costa del Sol. ? Contact us today

Access for people with reduced mobility
 Ensuite Bathroom
 Lift
 WiFi

Access for people with reduced mobility
 Fiber Optic
 Marble Flooring

Covered Terrace
 Fitted Wardrobes
 Storage Room