



## TOWNHOUSE 3 BEDROOMS 2 BATHROOMS IN CASARES PLAYA

📍 Casares Playa

REF# R5323108 €435,000

BEDS	BATHS	BUILT	TERRACE
3	2	134 m <sup>2</sup>	44 m <sup>2</sup>

This beautiful 3 bed townhouse is located in a fantastic area, walking distance to all amenities and the beach. The house is Andalusian in style, built over 3 levels and sold fully furnished. On the ground level you are greeted by an entrance hall and large, totally refurbished kitchen. Down a few steps is the sitting room and dining room that lead out to a large back patio area with direct access to the gardens and communal pool. This level not only has hot and cold A/C but also a log burning fire for cosy winter evenings. Upstairs are three bedrooms all with A/C and 2 bathrooms. The master bedroom has an ensuite bathroom that has been refurbished with a walk in shower. The other 2 bedrooms share a family bathroom with bath tub. On the top floor is a fantastic private solarium with sea views, ideal for private sunbathing with all day sun. There is also a small storage room up there.

The urbanisation has a traditional Andalusian style to it with beautiful gardens, archways with cascading bougainvillea, and cobbled walkways. This phase of the community has its own private pool just for their residents and mature tropical gardens that can be enjoyed year round. Both the roof terrace and the back

+34 952 939 460 · info@bromleyestatesmarbella.com Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

patio area enjoy sun all day thanks to its south facing orientation.

In the immediate area you have 3 golf courses, supermarkets, shops, restaurants and all the amenities a working town has to offer. A short stroll will take you to the beautiful sandy beach of Sabinillas from where you can walk along the beach promenade into town to enjoy lazy summer evenings.

Features:

Private patio and solarium

Hot and cold A/C throughout

Fireplace

Mosquito nets on all windows

Electric shutters

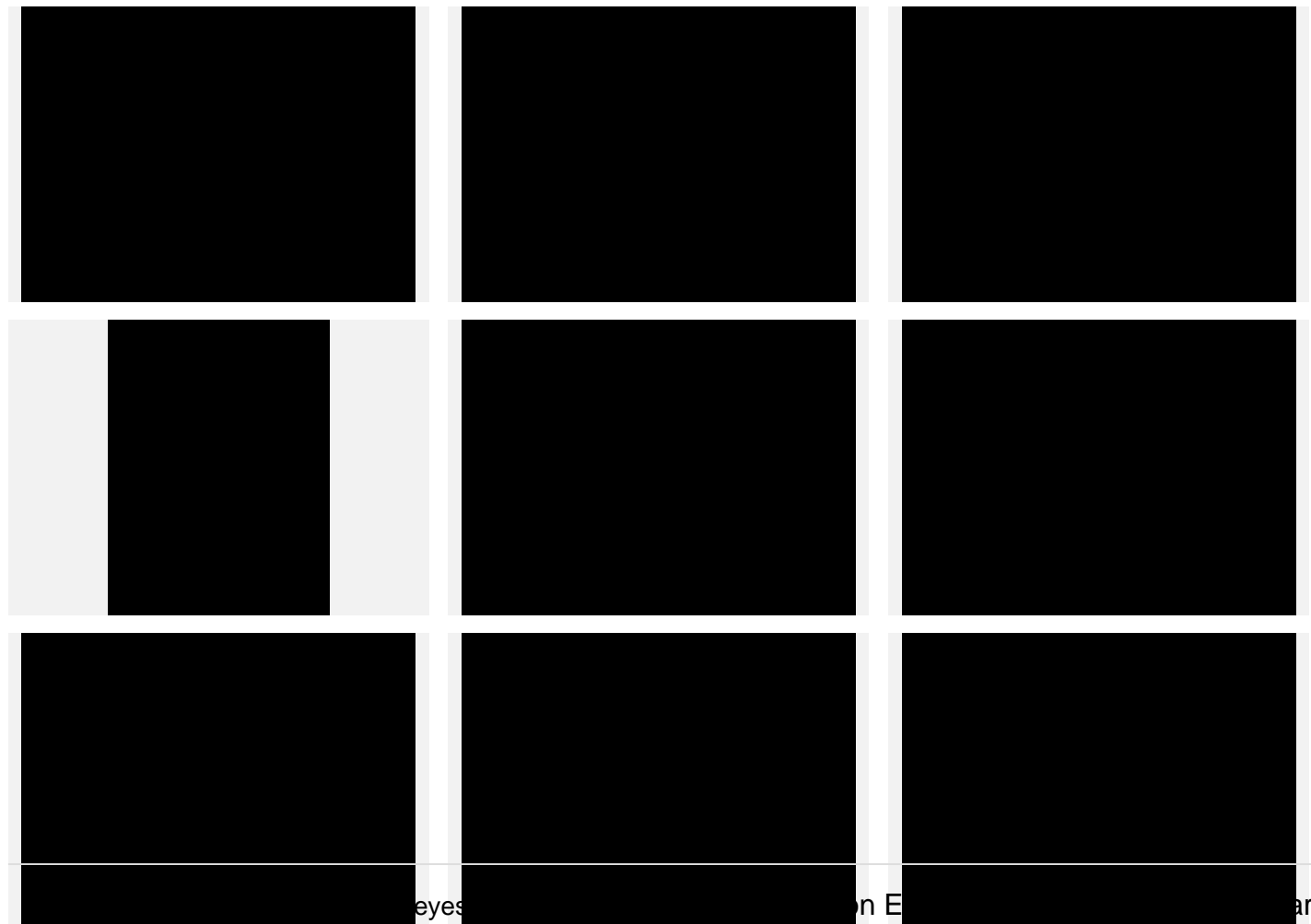
Large refurbished kitchen

Sold fully furnished

Walking distance to everything

Low running costs of €97 a month community fees and annual IBI fees of €627.

Keys in the office for easy viewings.



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