



## GROUND FLOOR APARTMENT 3 BEDROOMS 2 BATHROOMS IN CASARES

 Casares

REF# R5339428 €359,000

BEDS

3

BATHS

2

BUILT

176 m<sup>2</sup>

Ground floor apartment with private garden and basement in Doña Julia | 3 bedrooms + 2 parking spaces | High profitability

Fantastic ground floor apartment for sale in Doña Julia (Casares), ideal as a permanent residence or a high-yield investment.

The property features 3 bedrooms and 2 bathrooms and is delivered fully furnished and ready to move in. It stands out for its excellent layout and abundant natural light, with a spacious living room that connects directly to a pleasant terrace and private garden, perfect for enjoying the climate year-round.

???? Main features:

3 bedrooms

2 full bathrooms

Spacious living room with access to a terrace

Independent, fully equipped kitchen

Private garden/patio with pergola and solar panels (energy saving)

Separate drying area

Large private basement with multiple potential uses (storage room, gym, recreation room, etc.)

2 parking spaces included with storage room

The property offers highly valued outdoor spaces and great versatility, ideal for both personal use and rental.

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Located in a quiet area of Doña Julia (Casares), close to golf courses, beaches, and all amenities.

### IDEAL FOR INVESTMENT

Estimated rent: ?€1,500/month

Approximate ?gross ?return: ?5% per ?year

An excellent opportunity ?for investors ?seeking ?a ?property ?with immediate income.

Don't miss this opportunity. ?Contact ?us for ?more ?information ?or ?to ?schedule ?a ?viewing.





