



## GROUND FLOOR APARTMENT 3 BEDROOMS 3 BATHROOMS IN CASARES

📍 Casares

REF# R5370004 €450,000

BEDS

3

BATHS

3

BUILT

190 m<sup>2</sup>

TERRACE

60 m<sup>2</sup>

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:

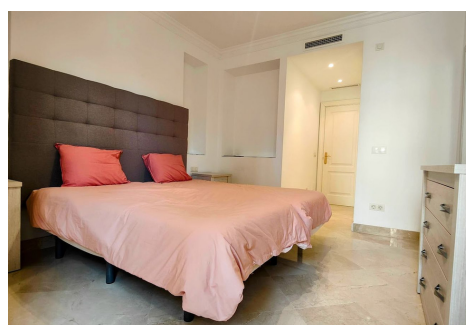
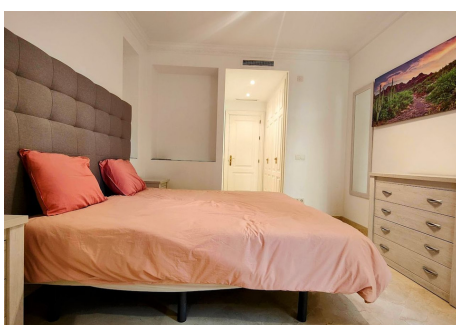
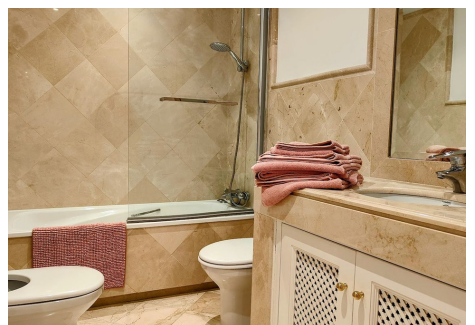
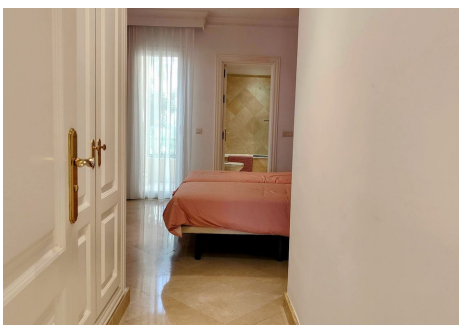
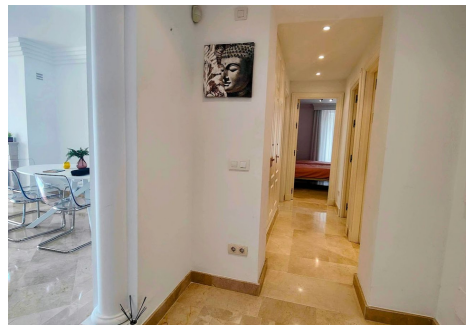
- ?? A valid tourist license
- ?? NRA registration
- ?? Year-round rental demand (golf & climate)

this property represents an excellent investment opportunity on the Costa del Sol.

? Contact us today

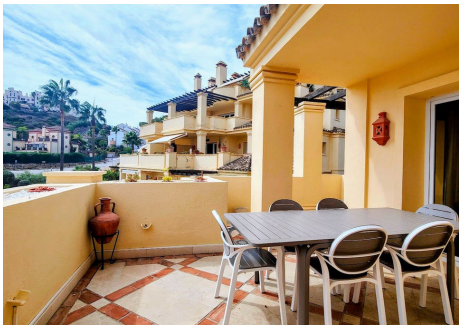
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