



## Ground Floor Apartment for sale in Casares, Casares

359,000 €

Reference: R5339428 Bedrooms: 3 Bathrooms: 2 Build Size: 176m<sup>2</sup>





## Costa del Sol, Casares

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: &nbsp;€1,500/month

Approximate &nbsp;gross &nbsp;return: &nbsp;5% &nbsp;per &nbsp;year

An excellent opportunity &nbsp;for investors seeking a property with &nbsp;immediate income.

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



## Features:

### Features

Lift

Storage Room

Wood Flooring

### Furniture

Not Furnished

### Climate Control

Central Heating

### Condition

Good