



JANSEN & BROUWER
PROPERTY CAPITAL

APARTMENT

Apartment in Casares, Bliss Homes

3 bedrooms, 123 m² · Casares

ASKING PRICE

€521,000

3

bedrooms

1

bathrooms

123 m²

living area



Apartment in Casares. Spain.

Bliss Homes is located in Casares on the Costa del Sol, within the Casares Costa Golf complex. Finca Cortesin is around 1 kilometre away and the marina of La Duquesa around 5 kilometres.

Apartment in Casares, Bliss Homes

Casares

Bliss Homes is located in Casares on the Costa del Sol, within the Casares Costa Golf complex. Finca Cortesin is around 1 kilometre away and the marina of La Duquesa around 5 kilometres. The beach is roughly a 15-minute walk. The complex comprises 134 homes with 2, 3 or 4 bedrooms across 9 blocks of 2 and 3 storeys. The living rooms open onto generous terraces, some of the homes have sea views and on the ground floor there are homes with a garden and covered terrace. Communal facilities include a pool, a gym and landscaped gardens with native planting, plus 166 parking spaces and 134 storage rooms in the basement. The homes come with hot and cold air conditioning via a heat pump, hot water through individual aerothermal systems, PVC window frames with double Climalit glazing and a fully fitted kitchen with Silestone worktop and induction hob.

Property type	Apartment
Bedrooms	3
Bathrooms	1
Living area	123 m²
Completion	New build
Asking price	€521,000
Reference	BSH-20C



You choose. We arrange the rest.

From the first selection to the keys and the years after, all in one place. You do not need to live in Spain for it.

Selection

We filter the market by goal, budget and use, and we know the developments and the agents behind them.

Viewings

A trip along a short list, with planning, transport and someone who really knows the area.

Legal and tax

Spanish lawyer, notary, NIE number and checks on charges, permits and easements.

Financing

A Spanish mortgage or financing from the Netherlands, with purchase costs included.

Transfer

From offer to keys: reservation contract, deed, notary and registration in your name.

After the keys

Utilities, insurance, tax returns and, if you wish, rental and maintenance.



03 · FEATURES

What this property offers

- New build
- Pool
- Terrace
- Garden
- Sea view
- Air conditioning
- Parking
- Storage



04 · THE AREA

What you will find around Casares

Casares is the white village that appears on every Costa del Sol postcard: houses climbing the rock beneath a Moorish castle. The municipality reaches down to the sea, where Casares Costa has quiet beaches. A colony of griffon vultures nests in the Sierra Crestellina above.

White village

at 435 metres beneath a Moorish castle

Finca Cortesín

golf course that hosted the 2023 Solheim Cup

Casares Costa

quiet beaches on its own coastline

Sierra Crestellina

nature reserve with griffon vultures

20 min

to the centre of Estepona

35 min

to Gibraltar airport

What the purchase costs beyond the price

The tax rates are those of Andalusia. Notary and land registry follow the official fee scale (arancel); legal support and the other costs are estimates.

VAT (IVA 10%)	€52,100
Stamp duty (AJD 1.2%)	€6,252
Notary (official fees plus VAT)	€828
Land registry (official fees plus VAT)	€417
Legal support (1% plus VAT)	€6,304
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€66,401

€587,401

TOTAL INVESTMENT

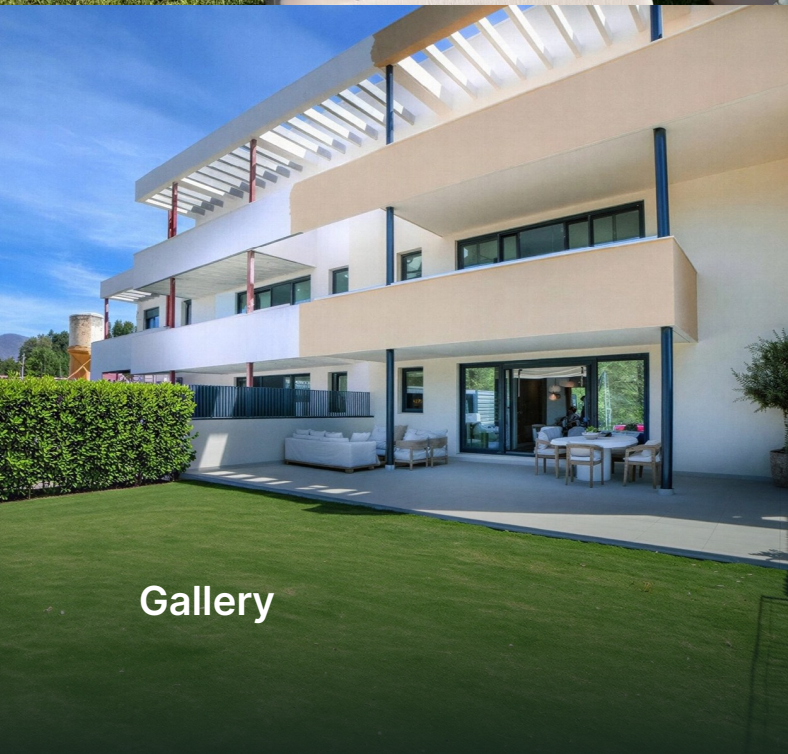
€66,401

PURCHASE COSTS

12.7%

OF THE PURCHASE PRICE

Example calculation at the stated asking price, without a mortgage. Tax rates as of September 2026. Notary and land registry follow the official fee scale (arancel) plus VAT; legal support and other costs are estimates. Reduced rates for a first or main home are not included, and the Spanish tax authority may apply its own reference value. No rights can be derived from this calculation.



Gallery





We guide your purchase, from first viewing to the keys.

Would you like to view this property or first see the full documentation? Please get in touch. We will send the floor plans, the specification and the availability, and arrange a viewing if you wish.

€521,000

asking price

3

bedrooms

123 m²

living area

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