



1836/VIV

BAHÍA DE CASARES





BAHÍA CASARES

Residential complex consisting of 7 blocks of 3 floors with modern and contemporary finishes, comprising 74 homes with 2 and 3 bedrooms, located in a gated residential community, which provides an important factor of privacy and security.

From ground floors with gardens to penthouses with large terraces, they were undoubtedly designed to be cozy, functional, and sustainable spaces, allowing you to enjoy the charming climate of the area. Whether for living or just for vacations, you can enjoy the lifestyle you deserve.

Designed with a cutting-edge and contemporary style, the apartments and penthouses have been conceived to enjoy open and bright spaces. The homes feature functional and modern layouts and excellent construction qualities focused on efficiency, energy savings, and respect for the environment.



PRICE FROM: 337,000€



The predominantly south-facing orientation provides the homes with plenty of natural light.

Spacious terraces are designed to offer beautiful views of the sea and mountains.

The homes are designed with an open character, featuring large windows to maximize natural light throughout the interior space. An open kitchen integrated into the living and dining area allows for an efficient and comfortable layout, providing the best organization of space. All apartments include a fully furnished kitchen equipped with SIEMENS appliances, electric blinds, and LED lighting installation.

Additionally, a high-efficiency aerothermal system is included, serving both for hot water production and air conditioning (cooling/heating). This system is environmentally responsible, using renewable energy and saving 78% on electricity consumption.





COMMON AREAS

The spacious common areas, designed with pedestrian pathways, flow through beautiful landscaped zones, allowing for harmonious mobility where you can enjoy a walk and access the recreational and leisure areas of the complex.

An infinity pool with a spectacular panoramic view of the sea and African coasts, where sunsets will undoubtedly take your breath away.

A social club where you can relax and unwind, whether reading a book or enjoying time with friends in a pleasant environment with wonderful open views. Additionally, there is a community space designated for a gym, providing you with the best physical well-being from the comfort of your home.

All homes come with parking and a storage room included.

The complex provides underground access where the parking spaces and storage rooms are located. To ensure more spacious and safe common areas, vehicle circulation is entirely conducted in the basement.





INSTALATIONS

- Aerothermal
- Air conditioning
- Wardrobes
- Elevator
- Heating
- Equipped kitchen
- Shower
- Appliances
- Extractor
- Gym
- Stoneware/Ceramic
- Oven
- Private garden
- Washing machine
- Dishwasher
- Microwave
- Refrigerator
- Unfurnished
- Community pool
- Storage room
- Sea views
- Ceramic hob
- Community area
- Sports area

Built area from 63m²
2 bedrooms
2 bathrooms





The gated community offers a wide range of facilities, including a pool, garages, storage rooms, communal gardens, and a gym, providing a more comprehensive living experience.





THE COMMUNITY



ABIA GROUP



LOCATION

Located on the chill coast of Casares, this residential area offers serenity by the Mediterranean Sea and pleasant weather most of the year. Just a few minutes away is Estepona, a vibrant city with all essential services and leisure options. The area is well-connected by the A-7 highway, allowing easy access to Estepona, Puerto Banús, Marbella, and Málaga



THE SWIMMING POOL





Living room with integrated kitchen, a spacious common area of the home.



Maximum quality and design in the materials.

Luxury in details





ROOMS

Bedrooms with access to the terrace, plenty of southern light, and sea views.





BATHROOMS

Bathrooms with minimalist design, easy to clean and use.





The house boasts spacious interiors



lots of colours an light

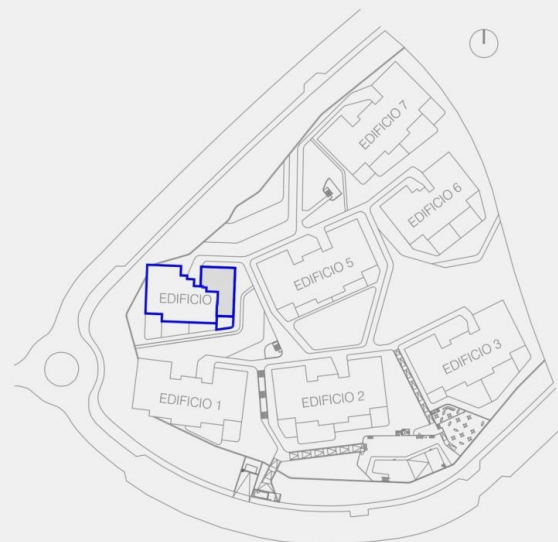
INTERIORS





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Este plano y todos los datos incluidos en este documento son meramente informativos, no vinculantes, ni contractuales, y podrán ser modificados sin previo aviso. La información requerida por el Real Decreto 515 de 21/04/1989, sobre la defensa de los consumidores en cuanto a la información a suministrar, se encuentra a su disposición en las oficinas de AZATA PATRIMONIO S.L., con domicilio en Marbella (Málaga), Centro Comercial Oasis Business Center, C/ma. de Cádiz, km. 163.



ESQUEMA ORDENACIÓN EDIFICIOS
e: S/E



EDIFICIO 4, PLANTA 1ª. VT1d



SUPERFICIE ÚTIL INTERIOR (m²)	
Vestibulo	8.35 m²
Salón-Comedor-Cocina	45.99 m²
Aseo	1.98 m²
Distribuidor	3.15 m²
Dormitorio-ppal	16.18 m²
Baño-ppal	4.84 m²
Dormitorio-2	15.14 m²
Baño-2	4.46 m²
TOTAL SUP. ÚTIL INTERIOR	102.09 m²
SUPERFICIE ÚTIL EXTERIOR (m²)	
Terraza-1	23.10 m²
Terraza-2	9.46 m²
TOTAL SUP. ÚTIL EXTERIOR	32.56 m²
SUPERFICIE CONSTRUIDA CERRADA (m²)	
VIVIENDA	116.25 m²
TOTAL SUP. CONST. CERRADA	116.25 m²
SUPERFICIE CONSTRUIDA ABIERTA (m²)	
TERRAZAS	32.96 m²
TOTAL SUP. CONST. ABIERTA	32.96 m²

EDIFICIO 4 Planta 1ª

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MARZO 2022

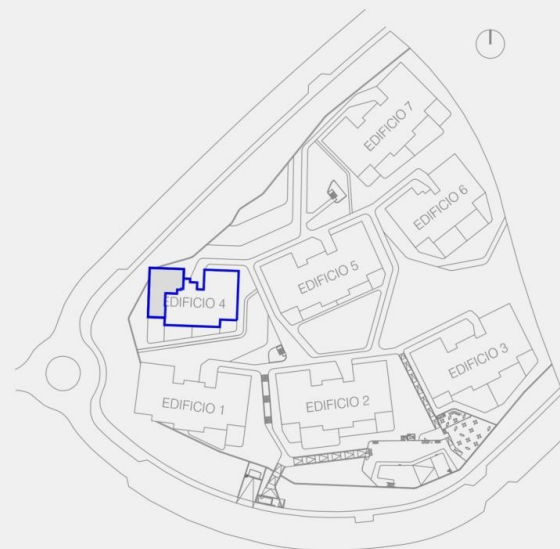
74 VIVIENDAS, GARAJE-APARCAMIENTO, TRASTEROS, COWORKING Y PISCINA EN LA PARCELA UAD-3 DEL PLAN PARCIAL DEL SECTOR UR-6 Y 8 "CAMARATE"

CASARES, MÁLAGA.



ESC: 1/100
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ESQUEMA ORDENACIÓN EDIFICIOS
e: S/E



EDIFICIO 4, PLANTA 1ª. VT1a



SUPERFICIE ÚTIL INTERIOR (m²)	
Vestibulo	8,35 m²
Salón-Comedor-Cocina	45,99 m²
Aseo	1,98 m²
Distribuidor	3,15 m²
Dormitorio-ppal	15,14 m²
Baño-ppal	4,84 m²
Dormitorio-2	15,14 m²
Baño-2	4,84 m²
TOTAL SUP. ÚTIL INTERIOR	102,09 m²
SUPERFICIE ÚTIL EXTERIOR (m²)	
Terraza-1	23,10 m²
Terraza-2	9,46 m²
TOTAL SUP. ÚTIL EXTERIOR	32,56 m²
SUPERFICIE CONSTRUIDA CERRADA (m²)	
VIVIENDA	115,81 m²
TOTAL SUP. CONST. CERRADA	115,81 m²
SUPERFICIE CONSTRUIDA ABIERTA (m²)	
TERRAZAS	32,96 m²
TOTAL SUP. CONST. ABIERTA	32,96 m²

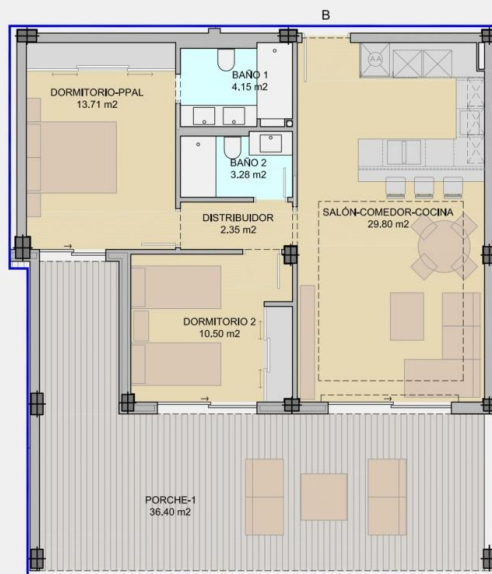
EDIFICIO 4 Planta 1ª

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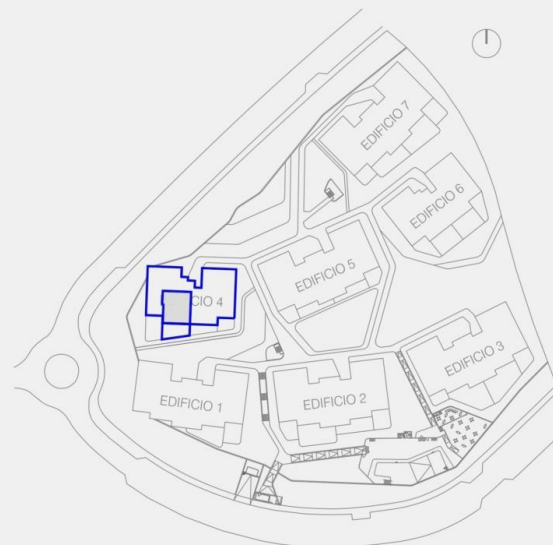
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CASARES, MÁLAGA.



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ESQUEMA ORDENACIÓN EDIFICIOS
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EDIFICIO 4, PLANTA BAJA. VT2b



SUPERFICIE ÚTIL INTERIOR (m²)	
Salón-Comedor-Cocina	29.80 m²
Distribuidor	2.35 m²
Dormitorio-ppal	13.71 m²
Baño-ppal	4.15 m²
Dormitorio-2	10.50 m²
Baño-2	3.28 m²
TOTAL SUP. ÚTIL INTERIOR	63.79 m²
SUPERFICIE ÚTIL EXTERIOR (m²)	
Porche-1	36.40 m²
TOTAL SUP. ÚTIL EXTERIOR	36.40 m²

SUPERFICIE JARDÍN EXTERIOR (m²)	
Jardín	47.24 m²
TOTAL SUP. JARDÍN EXTERIOR	47.24 m²

SUPERFICIE CONSTRUIDA CERRADA (m²)	
VIVIENDA	71.56 m²
TOTAL SUP. CONST. CERRADA	71.56 m²
SUPERFICIE CONSTRUIDA ABIERTA (m²)	
PORCHE	37.64 m²
TOTAL SUP. CONST. ABIERTA	37.64 m²

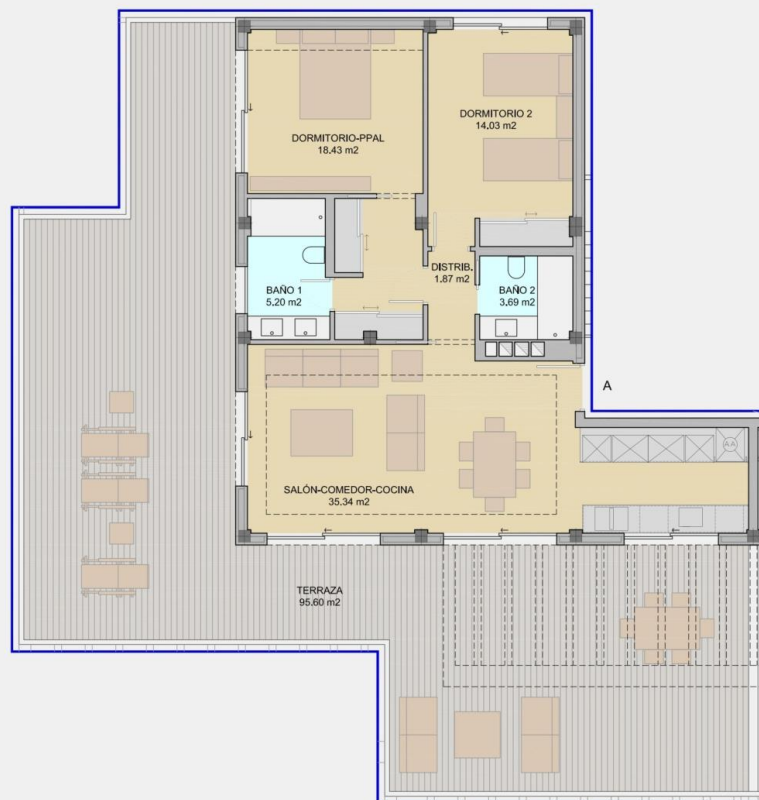
EDIFICIO 4 Planta Baja

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74 VIVIENDAS, GARAJE-APARCAMIENTO, TRASTEROS, COWORKING Y PISCINA EN LA PARCELA UAD-3 DEL PLAN PARCIAL DEL SECTOR UR-6 Y 8 "CAMARATE"

CASARES, MÁLAGA.



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ESQUEMA ORDENACIÓN EDIFICIOS
e: S/E



EDIFICIO 6. PLANTA ÁTICO. VT3a



SUPERFICIE ÚTIL INTERIOR (m2)	
Salón-Comedor-Cocina	35,34 m2
Distribuidor	1,87 m2
Dormitorio-ppal	18,43 m2
Baño-ppal	5,20 m2
Dormitorio-2	14,03 m2
Baño-2	3,69 m2
TOTAL SUP. ÚTIL INTERIOR	78,56 m2
SUPERFICIE ÚTIL EXTERIOR (m2)	
Terraza-1	95,60 m2
TOTAL SUP. ÚTIL EXTERIOR	95,60 m2
SUPERFICIE CONSTRUIDA CERRADA (m2)	
VIVIENDA	91,42 m2
TOTAL SUP. CONST. CERRADA	91,42 m2
SUPERFICIE CONSTRUIDA ABIERTA (m2)	
TERRAZA	99,77 m2
TOTAL SUP. CONST. ABIERTA	99,77 m2

EDIFICIO 6 Planta Ático

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ARE YOU INTERESTED?

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