

■■■■■■■■■■: BEACHSIDE TOWNHOUSE IN CASARES COSTA | TOURISTIC LICENSE INCLUDED 3 Bedrooms | Corner Position | 100 Metres to the Beach Life at the water's edge: just seconds from the sand. Rarely does a property come to market that so perfectly combines location, lifestyle, and licensing. This exceptional corner townhouse sits on the coveted beachside strip of Marina de Casares, one of the Costa del Sol's most sought-after coastal urbanisations; just 100 metres from the sparkling Mediterranean and steps from the Playa Ancha seafront promenade. And crucially: it comes with a Touristic License already in place: an increasingly scarce asset on the Costa del Sol that unlocks immediate holiday rental income from day one. A Location That Speaks for Itself.... Step outside the front door and within minutes there's coffee at a beachfront chiringuito, sunset strolls along the promenade, or a lazy afternoon on the golden sands of Playa Ancha. Everything needed for daily life is within easy walking distance: supermarket, beach bars, restaurants, and the glamorous Finca Cortesin Beach Club. The lively village of San Luis de Sabinillas is just a short walk along the coast, offering an authentic Andalusian atmosphere with excellent dining and local character. From the rear garden, a private gate opens directly onto the seafront promenade and beach, a genuinely rare feature that transforms daily life into something extraordinary. Waking up to the sound of the waves, wandering to the beach in under a minute, and returning home without ever getting in a car, this is the lifestyle this property makes possible. The Property This well-proportioned townhouse enjoys a bright corner position, flooding the interiors with natural light; particularly through the long, golden afternoon hours. The layout is generous and thoughtfully arranged across two floors, with a private terrace, mature gardens, and access to the community swimming pool. On the ground floor, a closed entrance porch, practical for sandy feet and beach bags, leads into a welcoming entrance hall with a guest WC. The separate kitchen and laundry area is fully functional and ready to use, though the layout also presents exciting renovation potential: the kitchen could easily be opened up to connect with the living room and fitted with a breakfast bar, while enclosing the laundry terrace would significantly expand the kitchen footprint (a straightforward improvement that could transform the heart of the home). The living room is spacious and flooded with light, opening directly onto a covered porch overlooking the private garden. The garden connects seamlessly to the community pool area, and from there, the gate to the promenade is just steps away. Upstairs, three well-sized double bedrooms (one of them en-suite) with floor to ceiling fitted wardrobes, offer comfortable accommodation for families or holiday guests alike. Crowning the property is a large rooftop solarium, orientated to capture sunshine for the majority of the day and offering lovely sea views: the ideal spot for sun worshipers, al fresco dining, or simply soaking up the Costa del Sol climate. Move In, Rent Out, or Make It Your Own Whether the goal is a permanent beach side residence, a holiday home with income potential, or a renovation project in a prime location, this property delivers on all fronts. The existing Touristic License makes it an especially compelling investment at a time when new licenses are increasingly difficult to obtain. Practical connections are excellent: easy motorway access puts Sotogrande just 15 minutes to the west and Estepona 15 minutes to the east, with Marbella and Gibraltar both comfortably within reach. Key Features at a Glance - Touristic License: immediately operational - 100 metres to the beach | Direct gate access to the promenade - Corner townhouse with exceptional natural light - Spacious rooftop solarium with sea views - Private terrace with BBQ - Community pool and mature gardens - Walking distance to all amenities - Renovation potential to significantly add value - 15 mins to Sotogrande & Estepona | Easy motorway access Opportunities like this — combining location, license, and lifestyle on the Casares Costa beachfront — don't stay on the market long. Contact us today to arrange a private viewing.

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