

Sales - House - El Faro  
549.000€



Ref.-ID: MIBGR5401138

El Faro

House



2



2



93 m2

One of the most sought-after gems in this select development: the only house currently available. A home that combines the privacy of a standalone house with all the benefits of belonging to an exclusive owners' community. Two bedrooms and two full bathrooms, one of them en suite. The spacious open-plan living and kitchen area features generous floor-to-ceiling windows opening directly onto a private 56 m<sup>2</sup> courtyard — a versatile, sun-drenched space perfect for barbecues, quality time with loved ones, or simply unwinding. Fully renovated with premium materials: Dekton by Cosentino flooring, porcelain worktops, integrated extractor hood, induction hob and wine cooler. Every detail has been carefully considered to deliver comfort and elegance without compromise. Fully accessible for people with reduced mobility. Includes an assigned parking space and direct access to the communal swimming pool. Perfect for... Those seeking quality of life, privacy and a well-maintained environment. Also suitable for families with pets. The property is currently undergoing a full renovation and will be ready for handover in October 2026. Images shown are renders for illustrative purposes only and are non-contractual. The property is sold unfurnished. No additional mandatory intermediation fees apply. Taxes not included: Property Transfer Tax — ITP (7% in Andalusia) on the sale value of €549,000, estimated at €38,430. (The exact amount will depend on the buyer's tax situation.) Reduced rates of 3.5%, 1.2% or 1% may apply depending on the buyer's personal circumstances or the property's characteristics. The tax is levied on the Cadastral Reference Value or the sale price, whichever is higher. Notary fees are calculated in accordance with the official scale regulated in Annex I of Royal Decree 1426/1989, of 17 November, approving the Notarial Fee Schedule. Approx. €2,125.73 VAT included. Land Registry fees: Registration at the Land Registry will be invoiced according to the official scale established in Annex I of Royal Decree 1427/1989, of 17 November, approving the Notarial Fee Schedule. Approx. €1,594.30 VAT included. Administrative management fees (Gestoría): Fees for administrative processing, tax settlement and registration amount to €300 (VAT included). Seller's agency fees: included in the listed sale price. Buyer's agency fees: Please note that professional fees may be payable by the buyer in cases where a property search service has been contracted (PSI — Personal Shopper Inmobiliario). NOT LINKED TO THE PURCHASE PRICE. Estimated total including taxes, notary and registry fees: €591,450.02. For comprehensive information on how ITP works in Andalusia, including applicable rates and exemptions, please visit the official portal of the Andalusian Tax Agency: <https://www.juntadeandalucia.es/organismos/economiahaciendayfondoseuropeos/areas/tributos-juego/tributos/paginas/impuestos-cedidos-transmision>

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|---|---|---|--|---|---|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Close To Shops</li> <li>✓ Close To Town</li> <li>✓ Urbanisation</li> </ul> | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> <li>✓ Recently Renovated</li> </ul> | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>                                 | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> </ul> | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Courtyard</li> </ul> | <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Private Terrace</li> <li>✓ Ensuite Bathroom</li> <li>✓ Access for people with reduced mobility</li> </ul> |
| <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> <li>✓ Kitchen-Lounge</li> </ul>                          | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>                                   | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Entry Phone</li> </ul> | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>                 |   |   |