MIBGROUP.ES

Sales - House - El Faro

549.000€

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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 m² courtyard — a versatile, sun-drenched space perfect for barbecues, quality time with loved ones, or simply unwinding. Completely renovated with top-of-the-line materials: Dekton by Cosentino flooring, porcelain countertops, integrated extractor hood, induction hob, wine cooler, dishwasher, washer and dryer, all Siemens appliances. Every detail has been carefully considered to offer uncompromising comfort and elegance. Fully accessible for people with reduced mobility. Includes assigned parking space with EV charging pointand, 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. Full renovation. 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.

Setting
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Urbanisation

Orientation
- ✔ South West Orientation

Condition
- ✔ Excellent Condition
- ✔ Recently Renovated

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Courtyard Views

Features
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Ensuite Bathroom
- ✔ Disabled Access
- ✔ Restaurant On Site

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen
- ✔ Kitchen-Lounge

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone

Parking
- ✔ Private Parking
- ✔ EV charge point

Category
- ✔ Contemporary














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