

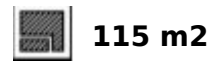
Продажа - Апартамент - El Faro
669.000€



Ref.-ID: MIBGR5410351

El Faro

Апартамент



At the top of one of the most exclusive residential communities on the Costa del Sol, this penthouse offers, quite simply, a different way of living. With 115 m² of built space and 78 m² of private terraces, the property opens up to the horizon in every direction: the Mediterranean from the living room, and a breathtaking 360° panorama of sea and mountains from the exclusive rooftop. Two bedrooms, two full bathrooms and a bright, open-plan kitchen and living area designed for life without limits. Every corner has been crafted so that light and views take centre stage. Currently undergoing a full renovation with premium materials. Handover expected October 2026 — so everything is perfect when you arrive. Saltwater pool, communal garden, private storage room and assigned parking space. An exclusive development where every detail has been considered. Images shown are renders for illustrative purposes only and are non-contractual. The property is sold unfurnished. • There are no other mandatory brokerage fees. • Taxes not included: Transfer Tax (7% in Andalusia) on the sale price: €669,000, estimated at €46,830. (The exact amount will depend on the buyer's tax status.) This is without prejudice to reduced rates of 3.5%, 1.2%, or 1% applicable 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: Notary fees will be calculated according to the official tariff regulated in Annex I of Royal Decree 1426/1989, of November 17, which approves the Notarial Tariff. Approx. €2,590.37 including VAT. • Property Registration Fees: Registration in the Property Registry will be billed according to the official fee schedule established in Annex I of Royal Decree 1427/1989, of November 17, which approves the Notarial Fees. Approx. €1,942.78 including VAT. • Management Fees (Agency): The fees for administrative processing, tax settlement, and registration amount to €400 (VAT included). • Seller's Agency Fees: Included in the List Price. • Buyer's Agency Fees: Please note that professional fees may apply to the buyer in cases where purchase commission services (PSI) or a Real Estate Personal Shopper have been contracted. THESE FEES ARE NOT RELATED TO THE PURCHASE PRICE. • Estimated total including taxes, notary fees, and registration: €720,763.14 For comprehensive information on the operation, tax rates, and tax breaks of the Transfer Tax (ITP) in Andalusia, please consult the official website of the Andalusian Regional Government's Tax Agency at the following link: <https://www.juntadeandalucia.es/organismos/economiahaciendayfondoseuropeos/areas/tributos-juego/tributos/paginas/impuestos-cedidos-transmision>

Расположение

- ✓ Рядом с морем
- ✓ Урбанизация

ОРИЕНТАЦИЯ

- ✓ Юго-запад

Состояние

- ✓ Отличное
- ✓ Недавно отремонтированная

бассейн

- ✓ Общий

Климат-контроль

- ✓ Кондиционер

ВИД

- ✓ Море
- ✓ Горы
- ✓ Сад
- ✓ Бассейн

Особенности

- ✓ Приватная терраса
- ✓ Кладовка
- ✓ Ванная комната

Кухня

- ✓ Полностью оборудованная
- ✓ Кухня-зал

Сад

- ✓ Общественный

меры безопасности

- ✓ Огражденный комплекс
- ✓ Электрические жалюзи
- ✓ Домофон

Парковка

- ✓ Общая
- ✓ Приватная

Категория

- ✓ Современного