EK
ARBAT ESTATES

Sales - House - El Faro

549.000€

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Ref.-ID: R5401138

El Faro

House

2

2

93 m2

Introducing one of the most coveted gems in this exclusive residential development. Development in the final stages of renovation. With a total area of 149m², 93m² of living space + 56m² patio. A property that combines the privacy of a house with all the advantages of belonging to an exclusive community. The home features two bedrooms and two full bathrooms, one of which is en suite. The spacious open-plan living room and kitchen offers direct access to the private patio, a versatile and sunny space, perfect for barbecues, family gatherings, or simply relaxing. Completely renovated with top-of-the-line materials: Dekton by Cosentino flooring, porcelain countertops, integrated extractor hood, induction hob, and wine cooler. Every detail has been carefully considered to offer uncompromising comfort and elegance. Accessible for people with reduced mobility. Includes an assigned parking space with an EV charging point and direct access to the communal swimming pool. Perfect for those seeking quality of life, privacy, and a well-maintained environment. 3.4 km from Chaparral Golf Club. Ideal for families with pets. • There are no other mandatory brokerage fees. • Taxes not included: Transfer Tax (7% in Andalusia) on the sale price: □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: 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. □2,125.73 including VAT. • Property Registry 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 Notary Fee Schedule. Approx. □1,594.30 including VAT. • Management Fees (Agency): The fees for administrative processing, tax settlement, and registration amount to □300 (VAT included). • Seller's Agency Fees: included in the List Price. • Estimated total including taxes, notary fees, and registration: □591,450.02. For comprehensive information on the operation, tax rates, and reductions of the Property Transfer Tax (ITP) in Andalusia, please consult the official website of the Andalusian Regional Government's Tax Agency.

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