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Apartment in El Faro

Reference: R5364046



Bedrooms: 2
Bathrooms: 2
M² Build size: 76
Price: 360,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:

Welcome to an unparalleled offering from Luxury Realty, presenting a truly exceptional opportunity that redefines luxury living on the sun-drenched shores of Southern Spain. This is not merely a property; it is a meticulously crafted lifestyle, a private haven precisely what discerning buyers seek and rarely discover in such an esteemed locale. Nestled within the prestigious El Faro region, a jewel of the renowned Costa del Sol, this exquisite residence offers a sanctuary designed for those who cherish privacy, uncompromising quality, and an elevated sense of well-being.

El Faro Condominium stands as a testament to boutique exclusivity. Comprising only five residences, it promises an intimate community environment, free from the constant stream of passing neighbors or the clamor of crowds. Here, tranquility reigns supreme, fostering an atmosphere that truly invites relaxation and offers an escape from the everyday. Imagine a life where peace and serenity are your constant companions, enveloped by an environment crafted for ultimate comfort.

Every detail of this apartment has been conceived with a vision of sophisticated elegance and modern functionality. Subjected to a comprehensive, top-to-bottom renovation, only the finest materials have been selected, ensuring a finish that is both aesthetically stunning and enduringly practical. The residence features two generously proportioned bedrooms, providing ample space for rest and rejuvenation. One of these bedrooms boasts a private en-suite bathroom, offering a secluded retreat. In addition, a second full bathroom serves the second bedroom and guests, both meticulously appointed with contemporary fixtures. For your ultimate convenience, electric blinds are installed in the bedrooms, allowing you to greet each day at your own pace, effortlessly controlling light and privacy.

The heart of this home is undoubtedly its captivating kitchen, a space designed to inspire culinary creativity and social gatherings. It’s a gourmet's dream, featuring bespoke, high-end cabinetry that offers both beauty and intelligent storage solutions. A pristine porcelain countertop provides a durable and elegant workspace, complemented by a suite of complete, state-of-the-art appliances. This includes an induction cooktop with an integrated extractor fan, a high-performance oven, a microwave, a dishwasher, and a premium fridge-freezer – all seamlessly integrated to enhance both aesthetics and ease of use. Every element is thoughtfully placed to streamline daily life and elevate your cooking experience.

Embrace the quintessential Mediterranean lifestyle with two private terraces, each offering a distinct ambiance. The terrace located at the entrance is a charming spot, perfect for savoring your morning coffee as the day begins, or enjoying a quiet moment outdoors. At the rear, a more expansive terrace awaits, directly accessible from the kitchen. This inviting space is ideal for al-fresco dining, hosting memorable summer evenings with friends and family, or simply unwinding under the stars. Year-round comfort is guaranteed within the apartment, thanks to a state-of-the-art air conditioning system, ensuring optimal temperatures regardless of the season.

Beyond the confines of your private residence, the communal areas provide the perfect complement to this luxurious lifestyle. An exclusive saltwater swimming pool, designed for refreshing dips and leisurely afternoons, is surrounded by a beautifully landscaped garden. These amenities are for the sole enjoyment of the five owners, ensuring an uncrowded and pristine environment. This condominium truly encapsulates security, privacy, and an unmatched quality of life, all unified in one desirable address. An assigned parking space further enhances convenience, providing secure accommodation for your vehicle.

Prime Location: El Faro, Costa del Sol

Positioned in the highly sought-after El Faro area, this property benefits from an enviable location in the heart of Southern Spain's Costa del Sol. A leisurely short walk will take you to the pristine sands and azure waters of the beach, offering endless opportunities for sunbathing, swimming, and water sports. The strategic positioning provides easy access to the main highway, connecting you effortlessly to the vibrant region. Malaga Airport, an international gateway, is a mere 20-minute drive away, facilitating seamless international travel. The glamorous town of Marbella, famed for its luxury boutiques, fine dining, and vibrant nightlife, is also just a short journey, placing the best of the Costa del Sol at your fingertips. El Faro itself offers a charming coastal community feel, balancing convenience with a serene atmosphere, making it an ideal setting for both permanent residence and an exquisite holiday home.

Please note: The images presented are renderings and offer an approximate visual representation of the property's renovation and potential. A fully furnished and equipped kitchen, along with complete bathroom fixtures, are included in the offering, ensuring a turnkey solution for sophisticated living.

Important Information and Legal Disclosures

- There are no other mandatory brokerage fees.
- Taxes not included: Transfer Tax (7% in Andalusia) on the sale price. 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.
- 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.
- Administrative Fees (Gestoría).
- 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.

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

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Features:

None, Pool, Air conditioning, Private garden, None, Parking, Investment