

Villa in El Faro

Reference: R5401138



Bedrooms: 2

Bathrooms: 2

M² Build size: 93

Price: 549,000 €

Status: Sale

Property Type: Villa

Parking places: by request

M² Plot Size:





Overview:

Welcome to an unparalleled opportunity within one of El Faro's most coveted private developments, nestled along the sun-drenched coast of Southern Spain. This exceptional property, the singular jewel currently available, offers a rare blend of secluded tranquility and the vibrant advantages of an exclusive, meticulously maintained owners' community. El Faro, a distinguished locale on the Costa del Sol, is renowned for its idyllic beaches, charming local amenities, and convenient access to the region's vibrant cultural and leisure offerings. Here, the gentle sea breeze and year-round sunshine create an environment of perpetual bliss, making this home the pinnacle of sophisticated coastal living for discerning individuals seeking a luxurious escape.

This thoughtfully designed residence features two elegantly appointed bedrooms and two full bathrooms, one with a luxurious en-suite. The spacious open-plan living and kitchen area connects seamlessly to a private 56 m² courtyard via expansive, floor-to-ceiling windows. This sun-drenched outdoor haven is perfect for entertaining, family moments, or tranquil unwinding.

Currently undergoing a meticulous full renovation, this home promises luxury and enduring quality. Premium materials include exquisite Dekton by Cosentino flooring and sleek porcelain worktops. The chef's kitchen boasts a fully integrated extractor hood, induction hob, and sophisticated wine cooler. Every detail ensures comfort and elegance for a superior living experience.

Designed with inclusivity, the property offers full accessibility for individuals with reduced mobility. Essential amenities include an assigned parking space with an EV charging point and direct access to the communal swimming pool. This exquisite home is ideal for those prioritizing an elevated quality of life, privacy within a secure environment, and an appreciation for the finer things. It's a sanctuary for individuals, couples, or families with pets, offering ample room to thrive in El Faro.

Anticipated Completion & Illustrative Details:

This exceptional property is currently undergoing a comprehensive renovation, ensuring it will be delivered in impeccable, brand-new condition by October 2026. All images are artistic renders for illustrative purposes only and non-contractual. The unfurnished property allows its new owner to infuse personal style.

Transparent Financial Overview:

No additional mandatory intermediation fees apply to this purchase. Please note that taxes and associated fees are not included in the listed sale price. Below is a detailed breakdown for your convenience:

Property Transfer Tax (ITP):

ITP is calculated at 7% in Andalusia on the sale value of €549,000, leading to an estimated tax of €38,430. The exact amount will depend on the buyer's specific 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:

Calculated in accordance with the official scale regulated in Annex I of Royal Decree 1426/1989, of 17 November, approving the Notarial Fee Schedule. Approximately €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. Approximately €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:

These fees are included in the listed sale price of the property.

Buyer's Agency Fees:

Professional fees may be payable by the buyer if a property search service (PSI — Personal Shopper Inmobiliario) has been contracted. These fees are NOT LINKED TO THE PURCHASE PRICE.

Estimated Total (including taxes, notary, and registry fees):

Approximately €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:

[Andalusian Tax Agency Official Portal](#)

Features:

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