

EL FARO

530,000 €

REFERENCE R5401138

Exclusive Coastal Sanctuary: Your Dream Home in El Faro, Southern Spain

2	2	93 m²	56 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Discover an unparalleled opportunity presented by Luxury Realty: the crown jewel of an exceptionally private and sought-after development in the picturesque locale of El Faro, Southern Spain. This is not merely a house; it's the only standalone residence currently available, offering a rare blend of cherished independence and the coveted benefits of an exclusive owners' community. Imagine a life of serene comfort and sophisticated convenience, perfectly positioned to embrace the renowned Mediterranean lifestyle.

A Masterpiece of Modern Design and Comfort

Step inside this meticulously renovated home, where contemporary elegance meets functional design. The heart of this residence is its expansive open-plan living and kitchen area, a bright and airy space designed for effortless entertaining and everyday luxury. Floor-to-ceiling windows bathe the interior in natural light and seamlessly connect you to your private outdoor oasis.

The gourmet kitchen is a chef's delight, outfitted with a full suite of premium Siemens appliances, including an integrated extractor hood, induction hob, dishwasher, and wine cooler. Stunning porcelain countertops and exquisite Dekton by Cosentino flooring unify the space, testifying to the uncompromising quality of this full renovation. A dedicated washer and dryer discreetly complete the utility offerings, ensuring maximum convenience.

This exceptional property features two generously proportioned bedrooms, each designed as a tranquil retreat. The master bedroom boasts a luxurious en-suite bathroom, offering a private sanctuary for relaxation. A second well-appointed bathroom serves the additional bedroom and guests, both finished to the same impeccable standards, ensuring uncompromising comfort and elegance.

Your Private Mediterranean Oasis

One of this home's most captivating features is its magnificent private courtyard. Spanning a generous 56 m^2, this versatile, sun-drenched haven extends directly from your living area, creating an idyllic indoor-outdoor flow. It's the perfect setting for hosting memorable barbecues, enjoying quality time with loved ones under the Spanish sun, or simply unwinding with a book in complete privacy. This outdoor space truly encapsulates the essence of Mediterranean living, offering endless possibilities for relaxation and entertainment.

Unrivaled Accessibility and Community Amenities

Beyond its exquisite interiors and private outdoor spaces, this home is designed with foresight and inclusivity. It is fully accessible for people with reduced mobility, ensuring comfort and ease of movement for all residents.

The convenience extends to practical aspects of modern living. An assigned parking space is included, complete with an EV charging point – a forward-thinking amenity for today's eco-conscious homeowner. Furthermore, residents enjoy direct access to the communal swimming pool, offering a refreshing escape just steps from their door without the maintenance burden of a private pool.

The El Faro Lifestyle: Where Quality Meets Serenity

Nestled in the charming area of El Faro, Southern Spain, this property offers more than a home; it offers a lifestyle. El Faro is renowned for its tranquil environment, stunning coastal views, and proximity to vibrant towns and pristine beaches, making it ideal for those seeking a high quality of life. This home is perfectly suited for individuals or couples desiring privacy, sophisticated comfort, and a well-maintained community. Its pet-friendly nature also makes it an excellent choice for families with furry companions.

A Seamless Purchase with Luxury Realty

Luxury Realty is committed to transparency and exceptional service. We believe in presenting all necessary information clearly, ensuring a smooth and informed purchasing process for our esteemed clients.

Important Information Regarding Your Investment:

No additional mandatory intermediation fees apply.

Taxes and Fees Overview:

- Property Transfer Tax (ITP): Please note that taxes are not included in the listed sale price of €549,000. In Andalusia, the standard ITP rate is 7% of the sale value, estimated at €38,430 for this property. However, 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. We advise consulting with a tax advisor to determine your exact liability.

- Notary Fees: These 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. The estimated cost is 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. The estimated cost is 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.

- Buyer's Agency Fees: Please be aware that professional fees may be payable by the buyer in cases where a property search service (PSI — Personal Shopper Inmobiliario) has been contracted. These fees are NOT LINKED TO THE PURCHASE PRICE of the property.

Estimated Total Investment: Including taxes, notary, and registry fees, the estimated total for this exquisite property is €591,450.02. This estimation provides a comprehensive overview for your financial planning.

Don't miss this unique opportunity to own a truly exceptional home in El Faro. Contact Luxury Realty today to arrange a private viewing and experience the epitome of Mediterranean living.

Details

Reference	R5401138	Property Type	Terraced Townhouse
Status	Sale	Price	530,000 €
Bedrooms	2	Bathrooms	2
Build size	93 m²	Plot Size	–
Terrace	56 m²	Parking places	by request

Features

Pool, Air conditioning, Private garden, Parking