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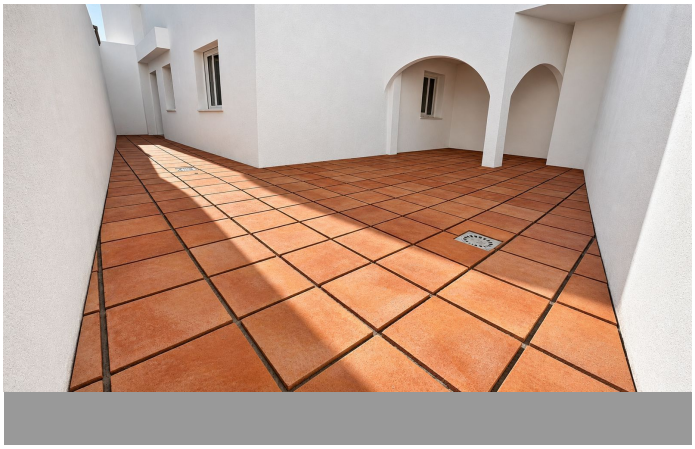
real estates








Ground Floor Apartment in El Faro

Bedrooms	2	Bathrooms	2	Built	75m2	Terrace	20m2

R5487829	Ground Floor Apartment	El Faro	350.000€

This is exactly what you won't find anywhere else in the area. Urbanization in the final stages of renovation. Welcome to El Faro Condominium, a residential complex designed for those who value privacy, quality, and well-being. With only 5 homes, there are no passing neighbors or crowds: a small, peaceful community and an environment that truly invites relaxation. The apartment, completely renovated with top-quality materials, features two spacious bedrooms—one with an en-suite bathroom—two full bathrooms, and electric blinds in the bedrooms so you can start your day at your own pace. The kitchen is a space that will captivate you at first sight: high-end cabinetry, a porcelain countertop, and complete, state-of-the-art appliances—induction hob with integrated extractor, oven, microwave, dishwasher, and fridge-freezer, all by Balay. Enjoy two terraces: one at the entrance, ideal for your morning coffee, and another at the rear with direct access from the kitchen, perfect for summer evenings with good company. State-of-the-art air conditioning ensures year-round comfort. The communal areas are the perfect complement: a saltwater pool and a well-maintained garden. Security, privacy, and quality of life all in one place. Includes an assigned parking space with an EV charging point. Just a short walk to the beach. With easy access to the highway, 20 minutes from Malaga Airport and Marbella, and 6 minutes from Chaparral Golf Club. • 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. 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

Access for people with reduced mobility	Access for people with reduced mobility	Ensuite Bathroom
Private Terrace	Utility Room	