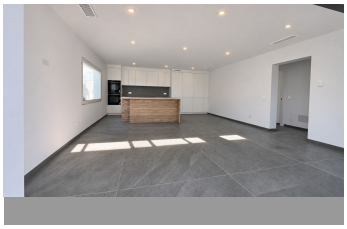
ALL IN real estates








Townhouse in El Faro

Bedrooms	**2**	Bathrooms	**2**	Built	**93m2**	Plot	**0m2**

R5401138	**Townhouse**	**El Faro**	**549.000€**

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.

Access for people with reduced mobility	Access for people with reduced mobility	Ensuite Bathroom
Fitted Wardrobes	Private Terrace	Restaurant On Site