HI HOMES

info@hihomesmarbella.com
+34 951 084 264

Middle Floor Apartment for sale in El Faro, Mijas

2,700,000 €

Reference: R5378761 **Bedrooms:** 11 **Bathrooms:** 11 **Plot Size:** 1,165m^2 **Build Size:** 598m^2











Costa del Sol, El Faro

Ideal for investors, this property in Faro de Mijas, originally designed as a castle, is currently undergoing renovation and has been divided horizontally, resulting in 5 exclusive apartments.

The complex features a saltwater swimming pool and communal garden, and each apartment includes an assigned parking space. Excellent finishes throughout, with Dexton by Cosentino flooring and tiling, porcelain countertops, high-end kitchen cabinetry, integrated extractor hood, electric blinds in bedrooms, double-glazed windows, and all apartments are accessible (except the penthouse).

The property comprises:
Apartments A and B: garden-level apartments, each with 2 bedrooms, 2 bathrooms (one en suite), a kitchen-living room, and two terraces.

Apartment C: a detached house with garden access, comprising 2 bedrooms, 2 bathrooms (one en suite), a large living-kitchen area with a large window opening onto a 56m² patio.

Apartment D: Large ground-floor apartment with 3 bedrooms, 3 bathrooms (one en suite), spacious hallway, laundry room, pantry, and a large open-plan kitchen, living, and dining area. It also features an exceptional terrace with garden views.

Apartment E: Exclusive penthouse, accessible by stairs, with 2 bedrooms, 2 bathrooms (one en suite), and two large storage areas. The living room and kitchen offer garden and sea views, and there are two terraces and an extraordinary solarium with sea and mountain views.

The images are renderings, simulating the final result of the renovation, and are not contractually binding.
• There are no other mandatory brokerage fees.

• Taxes not included: Transfer Tax (7% in Andalusia) on the sale price: €2,700,000, estimated at €189.000. (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 higher of the cadastral reference value or the sale price.

• • 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. €10.454,40 including VAT.

• Property Registry Fees: Registration in the Property Registry will be billed according to the official tariff established in Annex I of Royal Decree 1427/1989, of November 17, which approves the Notarial Tariff. Approx. €7.840,80 including VAT.

• Management Fees (Agency): The fees for administrative processing, tax settlement, and registration amount to €400 (VAT included).

• 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 real estate personal shopper services have been contracted. THESE FEES ARE NOT RELATED TO THE PURCHASE PRICE.

• Estimated total including taxes, notary fees, and registration fees: €2.907.695,20.

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:

Features
Private Terrace
Ensuite Bathroom
Double Glazing
Solarium
Access for people with reduced mobility

Orientation
South West

Climate Control
Air Conditioning

Views
Sea
Mountain
Garden
Pool

Setting
Urbanisation
Close To Sea
Close To Shops
Close To Town

Condition
Recently Renovated

Pool
Communal

Furniture
Not Furnished

Kitchen
Fully Fitted

Garden
Communal

Security
Gated Complex
Electric Blinds
Entry Phone

Parking
Communal

Category
Investment
Luxury

CO2 Emission Rating
C

Energy Rating
C