HI HOMES

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Ground Floor Apartment for sale in El Faro, Mijas

350,000 €

Reference: R5487829 **Bedrooms:** 2 **Bathrooms:** 2 **Build Size:** 75m^2 **Terrace:** 20m^2

Costa del Sol, El Faro

This is exactly what you won't find anywhere else in the area.

Welcome to El Faro Condominium, a residential complex designed for those who value privacy, quality, and well-being. With only five homes, there are no passing neighbors or crowds: a small, peaceful community and an environment that truly invites you to relax.

The apartment has been completely renovated with top-quality materials. It 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 cooktop with integrated extractor fan, oven, microwave, dishwasher, and fridge-freezer. Everything is designed to make everyday life easier.

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 friends and family. State-of-the-art air conditioning ensures year-round comfort.

The communal areas are the perfect complement: a saltwater pool and landscaped garden, for the exclusive use of the five owners. Security, privacy, and quality of life all in one place.
Includes an assigned parking space.

Just a short walk to the beach. Easy access to the highway, 20 minutes from Malaga Airport and Marbella, and 6 minutes from Chaparral Golf Club

The images are renderings and provide an approximate view of the property's renovation. A fully furnished and equipped kitchen and bathroom fixtures are included.

- 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.
Buyer's Agency Fees: Please note that professional fees may apply to the buyer in cases where purchase commission services (PSI) or a Real Estate Personal Shopper have been contracted. THESE FEES ARE NOT RELATED TO THE PURCHASE PRICE.
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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
Utility Room
Access for people with reduced mobility

Orientation
South East

Climate Control
Air Conditioning

Views
Pool

Setting
Close To Golf
Urbanisation
Close To Sea
Close To Shops
Close To Town

Condition
Excellent
Recently Renovated

Pool
Communal

Furniture
Not Furnished

Kitchen
Fully Fitted
Kitchen-Lounge

Garden
Communal

Security
Gated Complex
Electric Blinds
Entry Phone

Parking
Private

Category
Investment

CO2 Emission Rating
C

Energy Rating
C