+34 637 396 161 MARBELLA PROPIEDADES info@marbellapropiedades.com

Villa in El Faro

Reference: R5401138

Bedrooms: 2	Bathrooms: 2	M²: 93	Price: 549,000 €
Status: Sale	Property Type: Villa	Parking places: by request	Printing day : 31st October 2026

Overview:One of the most sought-after gems in this select development: the only house currently available. A home that combines the privacy of a standalone house with all the benefits of belonging to an exclusive owners' community. Two bedrooms and two full bathrooms, one of them en suite. The spacious open-plan living and kitchen area features generous floor-to-ceiling windows opening directly onto a private 56 m² courtyard — a versatile, sun-drenched space perfect for barbecues, quality time with loved ones, or simply unwinding. Completely renovated with top-of-the-line materials: Dekton by Cosentino flooring, porcelain countertops, integrated extractor hood, induction hob, wine cooler, dishwasher, washer and dryer, all Siemens appliances. Every detail has been carefully considered to offer uncompromising comfort and elegance. Fully accessible for people with reduced mobility. Includes assigned parking space with EV charging pointand, direct access to the communal swimming pool. Perfect for... Those seeking quality of life, privacy and a well-maintained environment. Also suitable for families with pets. The property is currently undergoing a full renovation and will be ready for handover in November 2026. Images shown are renders for illustrative purposes only and are non-contractual. The property is sold unfurnished. No additional mandatory intermediation fees apply. Taxes not included: Property Transfer Tax — ITP (7% in Andalusia) on the sale value of €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 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. Approx. €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. Approx. €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: included in the listed sale price. Buyer's agency fees: Please note that professional fees may be payable by the buyer in cases where a property search service has been contracted (PSI — Personal Shopper Inmobiliario). NOT LINKED TO THE PURCHASE PRICE. Estimated total including ■taxes, ■notary ■and ■registry ■fees: €591,450.02. For comprehensive information on ■how ■ITP works ■in Andalusia, ■including applicable rates and exemptions, ■please ■visit the official ■portal ■of ■the ■Andalusian ■Tax ■Agency:
https://www.juntadeandalucia.es/organismos/economiahaciendayfondoseuropeos/areas/tributos-juego/tributos/paginas/im

Features:

None, Town, Pool, Air conditioning, None, Garden, Parking