

apartment for sale Figueres, Alt Empordà



If you're looking for a home that combines a strategic location with the warmth of a wellutilised space, this flat in the Creu de la Mà area of Figueres is the ideal choice. The property stands out for its brightness and a practical layout that revolves around a cosy livingdining room, which has direct access to a private balcony perfect for relaxing and enjoying the outdoors. ~~~The bedroom offers the necessary rest in a serene environment, accompanied by a functional kitchen and a fully equipped bathroom. Beyond the flat's walls, the property is situated on a meticulously maintained plot, with an excellent residents' association that guarantees the community spirit and security we all seek. ~~~Living in Creu de la Mà means having all amenities on your doorstep, from shops and supermarkets to an excellent public transport link, without sacrificing the tranquillity of a residential neighbourhood. This property is ideal for both firsttime buyers and investors looking to invest in one of the city's most soughtafter areas. ~~~Would you like to visit and discover your future home? ~~~In compliance with the information obligations set forth in Law 10/2025, of December 28, on customer service and transparency, as well as current sectoral regulations, it is stated that the price indicated does not include the expenses and taxes inherent to the acquisition, which are detailed below: ~~~ Property Transfer Tax (ITP): The current tax rate in the Autonomous Community of Catalonia will apply (Property Value up to €600,000 = 10% (CÁLCULO 10.500€), from €600,001 to €900,000 = 11%, from €900,001 to €1,500,000 = 12%, over €1,500,000 = 13%), without prejudice to the reduced rates of 5% and 7% applicable depending on the buyer's personal circumstances or the property's characteristics, or the reduced rates of 3% or 4% applicable, under legally established terms, for the acquisition of a primary residence located in municipalities with fewer than 5,000 inhabitants, provided that the requirements of current regulations are met. 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 Notary tariff. ~~~Registry Expenses: Registration in the Property Registry will be invoiced according to the official tariff established in ANNEX I of Royal Decree 1427/1989, of November 17, which approves the tariff for Property Registrars. ~~~ Management Fees (Gestoría): Fees for administrative processing, tax settlement, and registration amount to 600€ (VAT included). ~~~ Seller's Agency Fees: Included in the retail price (PVP). ~~~ Buyer's Agency Fees: Please note that professional fees may be charged to the

buyer in cases where real estate personal shopper (PSI) services have been contracted. NOT LINKED TO THE PURCHASE PRICE.~~For exhaustive information on the operation, tax rates, and ITP bonuses in Catalonia, you can consult the official portal of the Catalan Tax Agency: ([[please use the form to respond]])

property details

Spanishestate **6381066**
id:
reference:: **7451**
close to/ located: **Figueres**
region: **Alt Empordà**
property type: **apartment**
rooms: **1**
property surface: **47 m2**
surface plot: **- m2**
price: **€ 105.000**

contact

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