

apartment for sale L'estartit, Baix Empordà



CENTRAL & SUNNY IN L'ESTARTIT! First Floor / 2 Bed / Near the Beach~Your Perfect Retreat in the Heart of L'Estartit~This charming apartment with two bedrooms and one bathroom offers you the ideal combination of comfort and unbeatable location. Situated on a convenient first floor, it is perfect as a main residence, a holiday home, or as a high-yield investment property.~~Key Features:~Premium Location: Absolutely central. Immediate access to all services, shops, restaurants, and just a stone\'s throw from the beach and the port to enjoy the Medes Islands.~~Exceptional Brightness: Thanks to its ideal orientation, the apartment is extremely sunny throughout the day, creating a warm and very pleasant atmosphere.~~Practical Layout: Two functional bedrooms and a complete bathroom, ideal for couples or families. Well-utilized spaces with no wasted area.~~Easy Access: First floor with comfortable entry.~~The L'Estartit lifestyle awaits you at your doorstep. Wake up with the sun, step downstairs to buy fresh bread, and take a leisurely stroll to the sea.~~Don't delay! Properties like this—central and bright—are in high demand. Contact me, Gemma, to arrange your private viewing and start living the Costa Brava dream.~~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 16.800€), 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 **6325460**
id:
reference:: **7358GTC**
close to/ located: **L'estartit**
region: **Baix Empordà**
property type: **apartment**
rooms: **2**
property surface: **78 m2**
surface plot: **- m2**
price: **€ 165.500**

contact

real estate agent: **Kw Girona One**
name: **not available**
spreekt: **not available**
telefoon: **+34644472277**