

duplex for sale Empuriabrava, Alt Empordà



Bright and functional duplex located in the Alberes area of Empuriabrava, one of the most sought-after locations on the Costa Brava, just 2 km from the beach and close to all amenities.~The property, distributed over two floors, offers spacious, practical and very bright rooms — ideal as a main residence or a holiday home.~On the ground floor, there is a living-dining area with a fully equipped open kitchen leading to a 10 m2 terrace, two double bedrooms and a full bathroom with shower.~The upper floor features a 17 m2 mezzanine offering multiple possibilities: additional bedroom, office or relaxation area.~The property also includes a parking space and is located in a well-connected residential area, just minutes from shops, restaurants and navigable canals, and only 10 minutes from Roses.~A perfect opportunity to live or enjoy your holidays on the Costa Brava.~*Transparency and Cost Breakdown Clause (Law 10/2025)*~In compliance with Law 10/2025, please note that the indicated price does not include the expenses and taxes inherent to the purchase:~ Transfer Tax (ITP): 10% of €295,000. It will be calculated on the higher value between the cadastral reference value and the sale price.~ Notary, Land Registry and Administrative Fees: approximately between 1.5% and 2%. Fees regulated in accordance with the official tariffs (RD 1426/1989 and RD 1427/1989).~ Agency Fees: included in the sale price.~You can find more information about taxes and reductions on the website of the Catalan Tax Agency: atc.gencat.cat~

property details

Spanishestate **6338436**
id:
reference:: **04028**
close to/ located: **Empuriabrava**
region: **Alt Empordà**
property type: **duplex**
rooms: **3**
property surface: **80 m2**
surface plot: **- m2**
price: **€ 242.000**

contact

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