

## semi-detached house for sale Empuriabrava, Alt Empordà



Welcome to this magnificent investment opportunity in Castelló d'Empúries. We present a magatzem with a consolidated structure, ideal for those looking for a renovation and personalization project in a historical and strategic environment.

~~This property, located in the heart of Castelló d'Empúries, offers a large space of 300 m<sup>2</sup>, perfect for various commercial or industrial uses. The solid structure of the building provides an excellent basis for any type of renovation, which allows you to focus on the modernization and adaptation of the interiors according to your needs and visions.~~The magatzem has both its heights and a clear design, which facilitates the creation of different functional areas. Whether you want to convert it into a distribution center, a workshop, a manufacturing space or even an innovative multifunctional space, the possibilities are infinite. The robustness of the construction guarantees that any project project on this basis will be durable and reliable.

~~The location of Castelló d'Empúries is excellent, offering easy access to the main communication routes and proximity to essential services. This municipality is connected to its rich historical heritage and vibrant community, which has a value that affects any investment made here.~~In addition to its excellent structure and location, this store offers an excellent opportunity for personalization. You can adapt every detail of the space so that it fits perfectly to your business or personal goals. From the selection of materials to the layout of the space, you will have the freedom to design an environment that reflects your needs and aspirations.~~For more information and to organize a visit, do not hesitate to contact us. We are here to help you discover the potential of this unique property in Castelló d'Empúries. Don't miss the opportunity to turn this magatzem into the project of your dreams. I came and explored all the possibilities that this property owner can offer!~~~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 25.500€), 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

Spanishstate id:	<b>6351020</b>
reference::	<b>7055</b>
close to/ located:	<b>Empuriabrava</b>
region:	<b>Alt Empordà</b>
property type:	<b>semi-detached house</b>
rooms:	<b>not available</b>
property surface:	<b>317 m2</b>
surface plot:	<b>317 m2</b>
price:	<b>€ 255.000</b>

## contact

real estate agent:	<b>Kw Girona One</b>
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