



HISTORIC BUILDING FOR INVESTMENT IN THE HEART OF FIGUERES

Exclusive with Apialia Group:

We present an outstanding investment opportunity in the very centre of Figueres: an exclusive historic building with exceptional development potential and multiple business possibilities.

This property is perfectly suited for projects such as a boutique hotel, tourist apartments, coliving spaces or even senior coliving, adapting to the latest trends in the real estate and hospitality markets.

The exterior façades have been fully restored, and the structure has undergone significant renovation works, providing a solid foundation for any future project. The upper floors are completely open-plan, offering maximum flexibility for layout and interior design according to the investor's vision.

Price: **1.860.000 €**

In addition, the property includes a currently rented commercial space, ensuring immediate profitability from day one.

Its prime location, just a few minutes from the Dalí Museum and close to parking areas, makes this building a unique investment opportunity in one of the city's most attractive cultural and tourist areas.

Property under construction, therefore it currently does not have a certificate of occupancy or an energy efficiency certificate. These documents will be available upon completion of the construction works.

The information regarding large property holder status does not apply, as this property is intended for a use other than residential housing.

In accordance with art. 20.1 of the TRLGDCU, the property price does not include taxes or expenses, which shall be borne by the buyer. The transaction will be subject to Property Transfer Tax (ITP) or, where applicable, VAT and Stamp Duty (AJD), according to the applicable rate, in addition to notary and land registry fees (subject to official tariffs). The buyer shall not pay any real estate agency fees. If administrative management services for the transaction are contracted, the applicable financial conditions will be those expressly indicated and accepted. In the case of mortgage financing, the related costs shall be those agreed upon with the financial institution. Número API: 0881-GI, número registro: 12800

Transaction:	Sale	Category:	Building
Situation:	Plaza de les Patates, Figueres, Alt Empordà	Built area:	1.363 m ²
Occup. cert.:		Condition:	