



## Duplex for sale in the centre of Granada



### Information de l'agent

Nom:	Mario de Vicente
Nom de compagnie:	SURe! Properties
Pays:	Espagne
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	Spanish
Site web:	

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 273,635.39

### Location

Pays:	Espagne
État/Région/Province:	Andalousie
Ville:	Grenade
Adresse:	Granada
Soumis:	10/06/2026

### Description:

Experience Granada from the heart of the city in this attractive home that combines comfort, location and versatility in one of the most fascinating destinations in Andalusia.

Located in a privileged location, this property allows you to enjoy the essence of Granada just a few steps from its historic streets, shops, restaurants, universities and cultural areas. An ideal opportunity for both those looking for an urban residence and those who want to make an investment in a city with a constant demand throughout the year.

Granada offers a unique combination of history, culture, gastronomy and quality of life, with the advantage of being within walking distance of both the Sierra Nevada and the Costa Tropical.

### Description of the property

The property stands out for its practical and functional layout, designed to make the most of every space.

The house is a duplex apartment, with two bedrooms, two bathrooms and a balcony. In the main area it



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offers a cozy and bright atmosphere, ideal for day to day. The spaces are designed to combine comfort and functionality, creating a comfortable home for both regular use and temporary stays.

On the ground floor we find the bedrooms, which provide privacy and tranquility, and a full bathroom.

The different rooms allow you to adapt to the needs of families, professionals or investors looking for a property in a strategic location.

Thanks to its configuration, this property offers multiple possibilities of use, making it a very attractive option within the real estate market in Granada.

### Property Benefits

- Central location with all amenities within walking distance.
- Excellent connection to the main areas of interest in the city.
- Ideal as a permanent residence or investment.
- Functional and versatile distribution.
- Urban environment with a wide cultural and gastronomic offer.
- Easy access to public transport.
- Less than an hour from the beach and the mountains.
- Located in one of the most attractive tourist cities in Spain.

### Approximate distances:

- Historic centre of Granada: a few minutes' walk away
- Granada Cathedral: 5 minutes
- Alhambra: 10 minutes
- Sierra Nevada: 35 minutes
- Costa Tropical: 50 minutes
- Granada Airport: 20 minutes

Sale price: 240,000.00

In compliance with Decree 218 2005, of 11 October, which approves the Regulation on Consumer Information in the purchase and sale of homes in Andalusia, the client is informed that the notarial, registry and registry expenses that may be applicable (ITP or VAT + AJD) and other expenses inherent to the sale are not included in the price. The consumer has the right to be given a copy of the corresponding Housing Information Document (EIS).

The price includes property management fees.

Full sale price: 258,800.00

In compliance with Decree 10 2025, of 26 December, which regulates customer service in reference to real estate advertisements, we detail below additional administrative indicative costs to the advertised sale price:

- ITP\* (7% of the sale price) : 16,800.00
- Notary\*: 1,200.00 - 2,000.00
- Registration\*: 800,00 - 1.200,00



\* Approximate expenses and taxes:

The amounts indicated are indicative and have been calculated using:

The upper margins of the indicated forks.

The applicable general rate of the Property Transfer Tax (ITP). - REF: GRAN001

Nouveau:	Non
Année:	2006

## Commun

Chambres:	2
Salle de bains:	2

## Lease terms

Date Available:

## Contact information

IMLIX ID: GRAN001

