



## For Sale - Premises on the first seaside line in Empuriabrava.

For sale - Premises on the front line of the sea in Empuriabrava, fully renovated.

Local located in the Delta Muga sector of Empuriabrava, just 50 meters from the beach, in a privileged location with great visibility and foot traffic.

On one side, we find a small office with a storage room and a restroom. Along the hallway, there is a bathroom with a shower, a bedroom, a cold room, and a spacious area currently used as a living-dining room. In addition, this living-dining room features a fully renovated and functional equipped kitchen. The second entrance is located next to this spacious area, providing comfort and versatility.

With a total area of 98 m<sup>2</sup>, this property offers numerous possibilities for both commercial use and adapting to different projects. It has two independent accesses, which facilitates its distribution and functionality.

Due to its strategic location, there is the potential to develop many types of commercial activities. In front of the premises, there is a small terrace that adds value.

An excellent opportunity on the beachfront. Do not hesitate to contact us to schedule a visit.

The indicated price does not include taxes or expenses derived from the sale (ITP or VAT, notary, property registration, and management fees).

Real estate brokerage fees are included in the price.

The property is sold in its current state.

The information provided is indicative and may be subject to unintentional errors or omissions.

Transaction	Sale
Category	Premises
Situation	SECTOR DELTA MUGA, 12, Empuriabrava, Alt Empordà
Built area	112 m <sup>2</sup>
Useful area	98 m <sup>2</sup>
Occup. cert.	
Condition	Restored
Bathrooms	1 bathroom

159.000 €

