



## Studio with tourist license

Don't miss the opportunity to make this beautiful apartment your new home on the Costa Brava. Contact us today for more information and to schedule a viewing!

This cozy studio apartment is located on the ground floor, offering peace and privacy. It's situated in the Port Empordà area, a convenient and well-connected location, close to shops and just 2.2 km from the sea.

It features a well-distributed layout, where the open-plan kitchen flows seamlessly into the living-dining area, creating a practical and comfortable environment. The living room is equipped with air conditioning, ensuring year-round comfort.

It has a Tourist License, ideal for holiday rentals.  
Certificate Number: CHG01073420001

Energy Certificate Ref: EHBWMKPHN

In accordance with current regulations, please note that the owner is not a large-scale landlord. Pursuant to Article 20.1 of the Spanish General Law for the Defense of Consumers and Users (TRLGDCU), the property price does not include taxes or other expenses, which will be the responsibility of the buyer. The transaction will be subject to Transfer Tax (ITP) or, as applicable, VAT and Stamp Duty (AJD), according to the current rate, in addition to notary and land registry fees (subject to applicable rates).

The buyer will not pay real estate brokerage fees. If the administrative management of the transaction is contracted, the financial terms and conditions will be expressly agreed upon and agreed to.

Transaction	Sale
Category	Studio
Situation	Sector Port Emporda, 9, Empuriabrava, Alt Empordà
Built area	35 m <sup>2</sup>
Useful area	28 m <sup>2</sup>
Occup. cert.	CHG01073420001
Condition	Good condition
Bathrooms	1 bathroom
Air conditioning	Yes
Furnished	Yes

134.000 €

