



## Large studio with tourist license, 50 m from the beach in Empuriabrava.

4-bedroom apartment with elevator, terrace, and immediate proximity to shops.

Located in Empuriabrava, just 50 meters from the beach, this large studio of 34 m<sup>2</sup>, with a 5 m<sup>2</sup> terrace, enjoys a privileged location, very close to shops and all amenities.

Situated on the 4th floor of a residence with an elevator, the property offers great brightness and a pleasant environment just steps from the sea. The living room, functional and well-distributed, opens to a terrace ideal for enjoying the outdoors and the Mediterranean surroundings.

The apartment also has a valid tourist license, providing great flexibility of use in a particularly demanded area of Empuriabrava.

A practical property, well-located and easy to inhabit, ideal for fully enjoying the Costa Brava.

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

Real estate agency fees are included in the price.

The property is sold in its current condition.

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

Transaction	Sale
Category	Flat
Situation	DELTA MUGA EDIFICIO KARINA, 4P 1 4-16, Empuriabrava, Alt Empordà
Built area	34 m <sup>2</sup>
Useful area	28 m <sup>2</sup>
Occup. cert.	CHG00397617001
Condition	Good condition
Bathrooms	1 bathroom
Terrace	6 m <sup>2</sup>
Air conditioning	Yes

119.000 €

