



## Renovated apartment with terraces in the heart of Empuriabrava.

A bright pied-à-terre with a tourist license, just steps away from the beach and the port.

Discover this completely renovated 51 m<sup>2</sup> apartment, ideally located in the heart of Empuriabrava, just a few minutes' walk from the beach, the marina, and all amenities. A sought-after location to fully enjoy the unique atmosphere of the marina.

The property offers a functional and pleasant design: a comfortable bedroom, a modern bathroom equipped with a walk-in shower, and a bright southwest-facing living room. The fully equipped open kitchen harmoniously integrates with the living area and opens onto a 9 m<sup>2</sup> terrace, perfect for outdoor dining or enjoying a moment of relaxation in the sun.

At the back, an 8 m<sup>2</sup> patio complements the outdoor spaces. This practical area houses a laundry room and can also serve as a bicycle parking area, a true advantage in this central sector.

Tastefully renovated and sold ready to move in, this apartment requires no work. Additionally, it has a tourist license, offering excellent rental income potential for a vacation rental investment, while maintaining suitability for personal use.

A rare property on the market, combining location, features, and brightness, available for visit without delay.

The indicated price does not include taxes or costs related to the purchase (ITP or VAT, notary, property registration, and management fees).

Real estate brokerage fees are included in the price.

The property is sold as is.

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

Transaktion	Verkauf
Typ	Wohnung
Gemeinde	Empuriabrava, Alt Empordà
Wohnfläche	51 m <sup>2</sup>
Nutzfläche	35 m <sup>2</sup>
Bewohnb. Zeugnis	CHG00067719001
Zustand	Wiederhergestellt
Schlafzimmer	1
Badezimmer	1 badezimmer
Terrasse	21 m <sup>2</sup>

164.900 €

