



**Unique opportunity: Studio for sale in Empuriabrava.  
Ideal for investment or getaway.**

Studio on the beachfront, ideal for investment. With Tourist License HUTG, this property in Empuriabrava is a unique opportunity. Don't miss the chance to own your seaside getaway for just €130,000. Contact us!

**HAS A TOURIST LICENSE**

Studio on the 12th floor of a frontline beach building, with stunning views to the North, covering all of Empuriabrava and the Muga River.

With an efficient layout of 33 square meters, plus 4 of terrace, the property features a cozy entrance hall with a sofa bed and a shower room. The main area includes the living room-kitchen-dining area.

The kitchen is equipped with high-quality appliances, including an oven, microwave, fridge, and coffee maker. It also features a practical island ideal for

**Price: 130.000 €**

quick meals and built-in cabinets for added convenience. The living room includes a sofa bed and TV/SAT.

From this area, there is access to the covered terrace, closed with glazing, perfect for enjoying the space even in winter.

Transaction:	Sale	Category:	Studio
Situation:	Empuriabrava, Alt Empordà	Built area:	33 m <sup>2</sup>
Occup. cert.:		Condition:	Good condition
Bathrooms:	1 bathroom	Terrace:	Yes
AA/CC:	Yes	Lift:	Yes
Furnished:	Yes		