

## studio apartment for sale Empuriabrava, Alt Empordà



Studio flat for sale in Empuriabrava, situated just 650 metres from the sea and right in front of one of the main canals, offering pleasant views and a prime location. The property, located on the ground floor, measures approximately 30 m2 and enjoys an afternoon sun aspect, providing plenty of light and comfort. It features a full bathroom with a bath and a compact, modern-style fitted kitchen. It also has an enclosed terrace that can be used as a living room, study or even an extra bedroom, providing versatile additional space. It is partially refurbished and is being sold unfurnished, ready to move into or as an investment. Not owned by a large property owner. Ideal as a second home or for holiday rentals. Property ID: 7CHG (please use the form to respond) . Energy performance certificate: G – 392 (consumption) / G – 77 (emissions).~In compliance with Law 3/2017 of 13 February of the Civil Code of Catalonia, which approves the Regulations on Consumer Information in the sale of residential properties, the client is informed that the price indicated does not include the costs arising from the transaction, such as notary fees, land registry fees, applicable taxes (ITP or VAT plus stamp duty), or other costs inherent to the sale~

### property details

Spanishestate id: **6375568**  
reference:: **SYH00594**  
close to/ located: **Empuriabrava**  
region: **Alt Empordà**  
property type: **studio apartment**  
rooms: **not available**  
property surface: **23 m2**  
surface plot: **- m2**  
price: **€ 145.000**

### contact

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