



## SÍLVIA Cozy 2-bedroom apartment 50 m from the beach with tourist rental license

# 158.000 €

&lt;p&gt;Apartment with great potential in the exclusive Sílvia building, located in the Muga sector of Empuriabrava. An ideal opportunity both as a second home and as an investment.&lt;/p&gt;&lt;p&gt;&lt;br&gt;&lt;p&gt;Located in a privileged area, just a few steps from all amenities —shops, restaurants, and pharmacies— and only 50 meters from the beach, this property offers comfort and an unbeatable location.&lt;/p&gt;&lt;p&gt;&lt;br&gt;&lt;p&gt;The property features a bright living-dining room with a fully renovated and equipped open-plan kitchen, with direct access to a pleasant terrace with open views of the city. It also has two bedrooms and a modern bathroom with a shower, also renovated. The building has an elevator, and the apartment is sold fully furnished, ready to move in or to start generating rental income from day one.&lt;/p&gt;&lt;br&gt;&lt;p&gt;As an added value, the apartment has a tourist rental license, making it an excellent investment opportunity with high returns in one of the most sought-after areas of the Costa Brava.&lt;/p&gt;&lt;p&gt;Don't miss this unique opportunity... come and visit it and discover its full potential!&lt;/p&gt;



# RÊVE IMMO

EXPERT IMMOBILIER

ref. 24/6432

Transaction:	Sale	Category:	Flat
Situation:	Calle DELTA MUGA, 9 7-M, Empuriabrava, Alt Empordà	Built area:	52 m <sup>2</sup>
Useful area:	44 m <sup>2</sup>	Occup. cert.:	CHG0285212001
Condition:	Good condition	Rooms:	2
Bathrooms:	1 bathroom	Central heating:	Yes
Air conditioning:	Yes	Lift:	Yes
Furnished:	Yes		