



GRAN RESERVA Charming apartment just 50 meters from the beach, with swimming pools, communal gardens, and a tourist license **195.000 €**

&lt;p&gt;Exclusive Apartment with Tourist License in Gran Reserva, Empuriabrava&lt;/p&gt;&lt;p&gt;&lt;br&gt;&lt;p&gt;Unbeatable location in Gran Reserva, one of the most sought-after sectors of the Costa Brava.&lt;/p&gt;&lt;p&gt;&lt;br&gt;&lt;p&gt;Just 50 meters from the beach and surrounded by all services: shops, restaurants, pharmacies, and a medical center. A quiet yet lively area.&lt;/p&gt;&lt;p&gt;&lt;br&gt;&lt;p&gt;The apartment is very bright and functional. It features a spacious living-dining room and open kitchen, two double bedrooms with built-in wardrobes, and a complete bathroom. Enjoy the sun on its Southeast-facing terrace.&lt;/p&gt;&lt;p&gt;&lt;br&gt;&lt;p&gt;The complex offers the benefit of several communal pools and gardens.&lt;/p&gt;&lt;p&gt;&lt;br&gt;&lt;p&gt;Key advantage: It has a Tourist License, ideal for investment or personal use.&lt;/p&gt;&lt;p&gt;&lt;br&gt;&lt;p&gt;Don't miss this opportunity in a prime service location. Come and visit it today!&lt;/p&gt;&lt;br&gt;&lt;p&gt;&lt;br&gt;&lt;br&gt;&lt;/p&gt;



# RÊVE IMMO

EXPERT IMMOBILIER

ref. 24/6249

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|---------------------|---|-------------------|-------------------|
| Transaction:        | Sale  | Category:         | Flat              |
| Situation:          | Calle de la Lluna, 16 2-10,<br>Empuriabrava, Alt<br>Empordà | Built area:       | 70 m <sup>2</sup> |
| Occup. cert.:       |   | Condition:        | Good condition    |
| Rooms:              | 2   | Bathrooms:        | 1 bathroom        |
| Washing<br>machine: | Yes   | Terrace:          | 9 m <sup>2</sup>  |
| Central heating:    | Yes   | Air conditioning: | Yes               |
| Furnished:          | Yes   |                   |                   |