



GRAN RESERVA Magnificent renovated apartment with tourist license, close to the beach and with communal pools and gardens **257.000 €**

Magnificent renovated apartment with tourist licence in Gran Reserva, just 75 metres from the beach. Superb recently renovated apartment with great taste and a tourist licence, combining modern, functional and welcoming design with high-quality materials. A property ready to enjoy from day one, ideal as a permanent residence, second home or investment thanks to its tourist licence. The renovation has been carried out with great attention to detail. The property features a completely renewed electrical installation and internet cabling prepared to provide a fast and convenient connection, both via Wi-Fi and through dedicated network sockets. It has PVC double-glazed windows with electric shutters, providing comfort, insulation and energy efficiency. There are also electric radiators in every room, including a practical heated towel rail in the bathroom, as well as air conditioning in the living-dining room, capable of cooling the entire apartment. All lighting uses energy-efficient LED technology, and the property also features an alarm system, providing an extra level of security and peace of mind. In addition, it has a TV with French and German satellite channels, ideal for enjoying a wide range of entertainment and keeping up with your usual content. Living-dining room with terrace and pool views. The property features a spacious and bright living-dining room with direct access to a pleasant terrace. From the terrace, you can enjoy beautiful

views over two communal swimming pools and extensive landscaped areas with lawns and trees, creating the perfect setting to relax, sunbathe or enjoy meals outdoors.

The open-plan kitchen integrates perfectly with the living area and is fully equipped with an induction hob, fridge, oven, microwave and dishwasher. The modern cabinets and Silestone surfaces, both on the worktops and the side wall covering, provide a contemporary, elegant and practical finish.

Two double bedrooms

The apartment has two spacious double bedrooms, both with fitted wardrobes, offering comfortable and functional accommodation for the whole family or guests.

The modern bathroom features a spacious walk-in Italian-style shower with an elegant glass screen.

The property also has a practical separate utility room, perfectly laid out and equipped with a washing machine, washing area and clothes airer. It is a very sunny room with aluminium glazing, allowing good ventilation whenever required.

Fully furnished and ready to move into

The apartment is sold fully furnished, meaning no additional investment is required: simply bring your suitcases and start enjoying your new home.

It also has a tourist licence, an especially attractive feature for anyone looking for a property with rental income potential through holiday lets.

For added convenience, there is the possibility of purchasing a parking space and a storage room; these are not included in the sale price.

A privileged location in Gran Reserva

Location is one of the property's greatest attractions. It is situated in Gran Reserva, Empuriabrava, one of the most sought-after areas, with 4 communal swimming pools and extensive landscaped gardens, making it particularly appealing to families.

Just 75 metres from the beach, the property is surrounded by all the amenities needed for comfortable year-round living: shops, restaurants, pharmacies and a medical centre.

An area that perfectly combines peace and quiet, convenience and atmosphere, allowing you to enjoy the beach and all amenities just a few steps from your door.

An excellent opportunity for anyone looking for a modern, renovated, fully equipped and ready-to-enjoy apartment with a tourist licence, plus the possibility of purchasing a parking space and storage room, not included in the price.

Important: This apartment is subject to a tourist management contract, which must be taken over for the 2027 season.

Transaction:	Sale	Category:	Flat
Situation:	Calle GRAN RESERVA, Empuriabrava, Alt Empordà	Built area:	65 m ²
Condition:	Restored	Rooms:	2
Bathrooms:	1 bathroom	Washing machine:	Yes
Central heating:	Yes	Air conditioning:	Yes
Furnished:	Yes		

