

## apartment for sale Empuriabrava, Alt Empordà



**TOURIST LICENSE!** Penthouse with solarium terrace 400m from the beach A unique opportunity for both investment and year-round enjoyment. This charming penthouse, located in the prestigious Gran Reserva complex, is just 400 meters from the beach and in the heart of Empuriabrava. It stands out for its brightness, excellent condition, and fantastic private rooftop terrace, ideal for relaxing and enjoying the sun in complete privacy. The property features a spacious living-dining room with a fully equipped open-plan kitchen and direct access to a south-facing balcony. From here, stairs lead to the spectacular solarium terrace. It features: Master bedroom with dressing room Second bedroom with air conditioning and capacity for up to 3 beds Modern, fully renovated bathroom with walk-in shower The complex offers spacious green areas and 4 communal swimming pools, perfect for enjoying the summer. Thanks to its tourist license, it's an excellent option for generating income from day one. Second floor without elevator Unbeatable location: close to the beach, shops, restaurants, and all amenities. Don't miss this opportunity! Contact us and come visit. Real estate agency fees are included in the price. The price does not include taxes or expenses arising from the sale and purchase. The buyer shall bear the following costs: Property Transfer Tax (ITP), notary fees, Land Registry fees and, where applicable, financing costs.

### property details

Spanishestate **6366788**  
id:  
reference:: **KCSP-351**  
close to/ located: **Empuriabrava**  
region: **Alt Empordà**  
property type: **apartment**  
rooms: **2**  
property surface: **90 m2**  
surface plot: **- m2**  
price: **€ 219.000**

### contact

real estate agent: **Villas Mondragon**  
name: **Maria Mondragon**  
spreek: **English, French, Spanish**  
telephone: **not available**