

## apartment for sale Empuriabrava, Alt Empordà



Discover this charming apartment located in the prestigious Gran Reserva residence, in the heart of Empuriabrava, just a 5minute walk from the wide sandy beach. Located on the first floor (no elevator), this welcoming apartment stands out for its excellent location and pleasant surroundings with communal pools and gardens. The apartment features a spacious livingdining room with an openplan kitchen, creating a comfortable and functional open space. From the living room, you can access a southfacing balcony, ideal for enjoying the sun all day long. It has a double bedroom with a builtin wardrobe and a full bathroom with a shower. In addition, it has air conditioning with a heat pump, guaranteeing comfort yearround. An ideal property for enjoying a seaside holiday, as a second home, or as an investment for holiday rentals. Key Features: Communal swimming pools Communal garden Southfacing balcony 5 minutes from the beach Hot/cold air conditioning Double glazing Sold furnished Excellent location Additional Information: The real estate agency commission is included in the price. The price does not include taxes or closing costs. The buyer is responsible for: Property Transfer Tax (ITP), notary fees, registration fees, and any financing costs. We would be delighted to arrange a viewing. Don't miss this opportunity!

### property details

Spanishestate **6376317**  
id:  
reference:: **KCSP-361**  
close to/ located: **Empuriabrava**  
region: **Alt Empordà**  
property type: **apartment**  
rooms: **1**  
property surface: **42 m2**  
surface plot: **- m2**  
price: **€ 150.000**

### contact

real estate agent: **Villas Mondragon**  
name: **Maria Mondragon**  
spreekt: **English, French, Spanish**  
telefoon: **not available**