



## Building for sale in Empuriabrava

Building for sale in Empuriabrava with many possibilities of exploitation

A-1273 Empuriabrava

Building of 4 floors for sale in the marina of Empuriabrava with many business facilities. Currently, the distribution is as follows:

Ground floor: garage and medical practice consisting of reception, 6 practices, 1 storage room and 3 bathrooms, of which 1 is handicapped accessible.

On the first floor is an apartment of 55 m<sup>2</sup>, fully equipped with 1 bedroom with access to a terrace of 19 m<sup>2</sup>, an open kitchen to the living room with large windows giving plenty of light and a bathroom. On the other hand there is a practice, 1 reception, 1 bathroom and an empty space.

On the second floor is on the one hand a local of 55 m<sup>2</sup> with bathroom. On the other side there are 2 rooms, a bathroom and a room in the middle as a common area (could serve as a waiting room)

On the third floor is another apartment of 45 m<sup>2</sup>, fully equipped with 1 bedroom with access to a terrace of 9 m<sup>2</sup>, a kitchen open to the living room with large windows giving plenty of light and a bathroom. On the other hand there is a practice, 1 reception, 1 bathroom and an empty room.

One of the possibilities that this building has, would be an aparthotel, which already has the license for it.

The building is equipped with elevator and air conditioning, built with quality building materials, the front facade has aluminum windows with tinted double glazing.

The price is for the building in the current condition. There is a project for an aparthotel. It can be dispensed with the conversions.

Transaction	Sale
Category	Building
Situation	Pla de Roses, Empuriabrava
Built area	520 m <sup>2</sup>
Occup. cert.	
Condition	

920.000 €





