







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

<p>? Magnificent renovated apartment with tourist licence in Gran Reserva, just 75 metres from the beach</p><p><br></p><p>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.</p><p><br></p><p>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.</p><p><br></p><p>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.</p><p><br></p><p>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.</p><p><br></p><p>? Living-dining room with terrace and pool views</p><p><br></p><p>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.</p><p><br></p><p>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.</p><p><br></p><p>?? Two double bedrooms</p><p><br></p><p>The apartment has two spacious double bedrooms, both with fitted wardrobes, offering comfortable and functional accommodation for the whole family or guests.</p><p><br></p><p>The modern bathroom features a spacious walk-in Italian-style shower with an elegant glass screen.</p><p><br></p><p>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

ref. 24/6704

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| Transaction | Sale |
| Category | Apartment |
| Situation | Calle GRAN RESERVA, Empuriabrava |
| Built area | 65 $m^2$ |
| Condition | Restored |
| Rooms | 2 |
| Bathrooms | 1 bathroom |
| Washing machine | Yes |
| Central heating | Yes |
| Air conditioning | Yes |
| Furnished | Yes |

257.000 €









