







GRAN RESERVA Modern renovated apartment with swimming pools and spacious communal gardens

<p>Modern Renovated Apartment for Sale in Gran Reserva, Empuriabrava, Just 200 Metres from the Beach</p><p>
</p><p>Discover this attractive renovated apartment in Gran Reserva, one of the most sought-after residential complexes in Empuriabrava. It is ideal both for enjoying holidays by the sea and for investing in a property with tourist rental potential.</p><p>
</p><p>Its excellent location, just a short walk from local shops and close to the beach, allows you to enjoy the Mediterranean lifestyle to the fullest. The complex also features several swimming pools and spacious communal gardens, perfect for relaxing and making the most of the sunny weather.</p><p>
</p><p>With a surface area of 49.25 m², the property offers a functional and welcoming layout. It comprises a bright living-dining room with an open-plan kitchen, two bedrooms with fitted wardrobes, a full bathroom with a shower, and a pleasant terrace overlooking the swimming pools and communal gardens – the perfect spot to unwind outdoors.</p><p>
</p><p>The apartment is sold furnished and ready to enjoy. Its southeast-facing orientation allows plenty of natural light to flood in, while air conditioning ensures comfort throughout the year.</p><p>
</p><p>In addition, the property has a tourist rental licence (HUTG), making it particularly appealing to those looking for a second home with the potential to generate income through holiday rentals, always in accordance with current regulations.</p><p>
</p><p>An excellent opportunity to enjoy Empuriabrava, own your own seaside retreat, or invest in a property with tourist rental appeal.</p><p>Important: This apartment is subject to a tourist management contract, which must be taken over for the 2027 season.</p>

Transaction	Sale
Category	Apartment
Situation	Calle GRAN RESERVA, Empuriabrava
Built area	49 m^2
Condition	Restored
Rooms	2
Bathrooms	1 bathroom
Central heating	Yes
Air conditioning	Yes
Furnished	Yes

185.000 €



















