



## Opportunity! Apartment for sale with a tourist license, 2 bedrooms, and a terrace in the heart of Empuriabrava.

Apartment for sale with a tourist license in the heart of Empuriabrava, the "Venice of the Costa Brava"! Just a stone's throw from the sea and with a prime downtown location, this gem is the perfect opportunity for those seeking sun, sea, and a guaranteed income.

- 2 bedrooms: spacious and bright, perfect for your family or guests
- Modern and cozy living room: with a fully equipped kitchen and well-organized spaces
- Large private terrace: ideal for breakfast in the sun, sunset aperitifs, and dinners under the stars
- Active tourist license: ready for rentals with excellent proven income
- Strategic location: just 100 meters from the beach and in the heart of the city, with restaurants, bars, shops, and services within walking distance, as well as communal pools and gardens.
- Guaranteed comfort: air conditioning, PVC windows, and everything you need for a relaxing stay or as a rental.
- An exceptional price for one of the most sought-after areas of the Costa Brava.

An ideal investment both as a second home and as an income generator.

Imagine waking up to the scent of the sea, having breakfast on the terrace, and being just steps from the beach...

Transaction	Sale
Category	Flat
Situation	Sector GRAN RESERVA, 28 2-83, Empuriabrava, Alt Empordà
Built area	56 m <sup>2</sup>
Occup. cert.	
Condition	Good condition
Rooms	2
Bathrooms	1 bathroom
Air conditioning	Yes
Furnished	Yes

189.000 €

