



Apartment with lake and mountain views and a tourist license.

Located in one of the most sought-after areas of Empuriabrava, very close to Lake San Maurici, this completely renovated apartment offers an exceptional environment that combines nature and comfort.

With an ideal layout for both vacation residence and investment, it features a bright bedroom, a bathroom, and a spacious living area with a fully equipped open kitchen. The living room provides access to a pleasant terrace facing southwest, with stunning views of the lake and the Pyrenees mountains.

The property has an official tourist license, making it an excellent investment opportunity for vacation rentals, in a highly demanded location throughout the year.

Situated just a few steps from shops, restaurants, and a short distance from the beaches and marina canals, this apartment perfectly combines comfort, profitability, and quality of life.

Main features:

Totally renovated 2-room apartment

Unobstructed views of Lake San Maurici and the Pyrenees

Sunny terrace with southwest orientation

Equipped open kitchen

Reversible air conditioning

Active tourist license

Close to shops, restaurants, and the beach

Quiet and well-maintained residence

A unique opportunity in Empuriabrava, ideal for enjoyment or investment with complete peace of mind.

The indicated price does not include taxes or costs derived from the purchase (ITP or VAT, notary fees, property registration, and management fees).

Real estate brokerage fees are included in the price.

The property is sold in its current condition.

The information presented is indicative and may be subject to errors or unintentional omissions.

Transaction	Sale
Category	Apartment with canal view
Situation	SC SANT MAURICI D, 210 1 1-4, Empuriabrava, Alt Empordà
Built area	55 m ²
Useful area	38 m ²
Occup. cert.	CHG00511323001
Condition	Good condition
Rooms	1
Bathrooms	1 bathroom
Terrace	6 m ²
Air conditioning	Yes
Furnished	Yes

144.000 €

