



## PUIG ROM EMPURIABRAVA Two-bedroom apartment, communal pool, and tourist license

&lt;p&gt;Modern apartment with pool, communal gardens, and tourist license&lt;/p&gt;&lt;p&gt;Beautiful 73m<sup>2</sup> apartment located in a quiet residential area of Empuriabrava, close to supermarkets, shops, pharmacies, and public transport. It is a 2nd-floor apartment with an elevator.&lt;/p&gt;&lt;p&gt;The apartment features a fully equipped open kitchen, a living-dining room with a terrace and mountain views, 2 double bedrooms, one of which is ensuite, and two bathrooms, one with a shower and the other with a bathtub. The apartment has air conditioning and heating with a heat pump. The building includes an elevator, a convenient ramp for basement access, and a large garden with a children's play area and a large communal pool.&lt;/p&gt;&lt;p&gt;This apartment has an HUTG license, making it eligible for tourist rentals, and it offers optional parking that is not included in the price.&lt;/p&gt;&lt;p&gt;With 23 km of navigable canals, the Marina of Empuriabrava is considered the largest residential marina in Europe. Its location and climate also contribute to it being a top destination for skydiving and water sports.&lt;/p&gt;

Transaction	Sale
Category	Apartment
Surface area	73 m <sup>2</sup>
Rooms	2
Bathrooms	2 bathrooms
Terrace	4 m <sup>2</sup>
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Lift	Yes

170.000 €







