



## Exceptional apartment with breathtaking panoramic views. Your new home awaits!

Discover this modern three-bedroom apartment, which includes parking and a storage room, plus stunning sea views. The perfect combination of comfort and ideal location. Don't miss the opportunity to live here!

Discover this stunning apartment in Empuriabrava, in the exclusive Gran Reserva district. Located on the 3rd and top floor with an elevator, this spacious property spans 94m2 and offers sea views and an ideal layout.

It features 3 comfortable bedrooms and 2 modern bathrooms with walk-in showers. The open-plan kitchen, fully equipped with an American fridge and dishwasher, invites you to create delicious meals. The cozy living room connects to a 7 m2 terrace, perfect for enjoying the outdoors. Additionally, there is a practical laundry room that includes a washer and dryer.

The property is sold fully furnished and has reversible air conditioning for your

**Price: 490.000 €**

comfort throughout the year. It includes a parking space and a 6 m<sup>2</sup> storage room in the basement, both just 2 m from the elevator. Don't miss the opportunity to visit your new home!

Transaction:	Sale	Category:	Flat / apartment
Situation:	Gran Reserva, 31 2 3-3, Empuriabrava, Alt Empordà	Built area:	94 m <sup>2</sup>
Useful area:	83 m <sup>2</sup>	Occup. cert.:	CHG00837422001
Condition:		Rooms:	3
Bathrooms:	2 bathrooms	Parking:	Yes
Utility room/area:	Yes	Terrace:	Yes
Air conditioning:	Yes	Lift:	Yes
Furnished:	Yes		