



## Stunning villa in Empuriabrava with tourist license.

Exteriors with pool, pergola, solarium terraces, and barbecue.

Investment opportunity: With an active tourist license, this villa is ideal both as a permanent residence and as a profitable investment.

Welcome to this spectacular villa in Empuriabrava, a gem that combines comfort, style, and a privileged location. With 227m<sup>2</sup> built on a 500m<sup>2</sup> plot, this property has recently been renovated to offer a modern, cozy, and functional atmosphere.

Inside the property, you are greeted by a bright living room integrated with a designer open kitchen, fully equipped and perfect for gatherings and celebrations, with capacity for up to 14 people. It features 7 bedrooms with built-in wardrobes, ceiling fans, and television. Five are en suite, while the other two share an additional bathroom.

Exteriors: Two large terraces offer sunny spaces throughout the year. Outside, you'll find a large swimming pool, pergola, dining area with barbecue, and garden

Price: **1.390.000 €**

furniture, all surrounded by coconut and banana trees that create a unique vacation atmosphere.

Additional amenities: Closed garage for 3 cars and 3 outdoor parking spaces.

Do not hesitate to contact our team to schedule a visit!

Transaction:	Sale	Category:	House with mooring
Situation:	Cap Ras, Empuriabrava, Alt Empordà	Built area:	227 m <sup>2</sup>
Useful area:	140 m <sup>2</sup>	Occup. cert.:	
Condition:	Good condition	Rooms:	7
Bathrooms:	6 bathrooms	Parking:	Yes
Garage:	Yes	Washing machine:	Yes
Utility room/area:	Yes	Terrace:	Yes
Garden:	Yes	Mooring:	Yes
Swimming pool:	Yes	Central heating:	Yes
AA/CC:	Yes	Plot:	500 m <sup>2</sup>
Furnished:	Yes	Mooring:	12,5