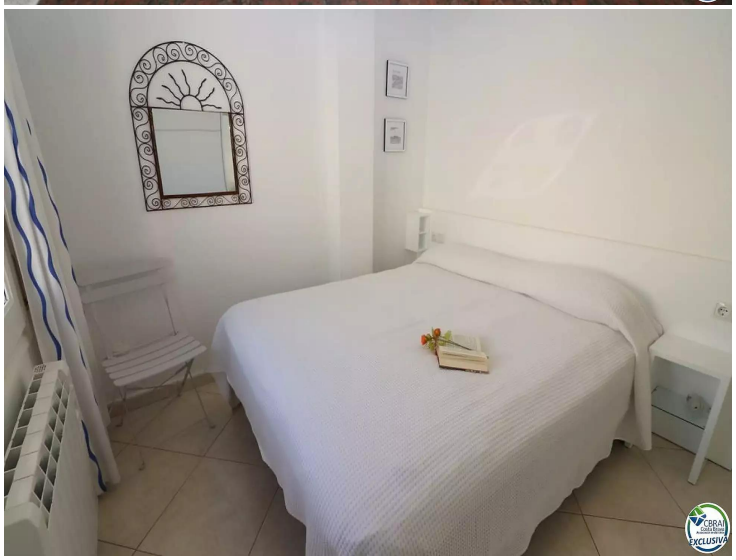








Charming apartment for sale in Empuriabrava with canal views

Discover this magnificent apartment in Empuriabrava, ideal for those seeking comfort, natural light, and a privileged location near the sea. With a surface area of 44 m² and a 10 m² terrace, this home offers a cozy and well-distributed space to enjoy coastal living.

Located on the second floor of a family-friendly building with only three levels, this apartment stands out for its south-facing orientation, ensuring excellent natural light throughout the day. Its modern design and excellent condition make it an ideal option for both permanent residence and vacation investment.

The apartment features a brand-new, fully equipped kitchen that opens to a spacious living-dining area, creating an open and functional environment. From the living room, you can access a beautiful terrace overlooking the canal, perfect for outdoor dining or simply relaxing in the sun. The terrace is equipped with a new awning for added comfort.

The master bedroom is spacious and includes a built-in wardrobe, as well as offering a lovely view of the canal. The bathroom has been designed in a modern and functional style, equipped with a shower and a dedicated space for a washing machine.

Additional features of this apartment include brand-new air conditioning (hot/cold), PVC windows with electric shutters and mosquito screens, newly installed electric heating, and a fully renovated electrical system.

Furthermore, the property includes a storage room in the semi-basement of the building, perfect for storing bicycles or even a motorcycle.

Transaction	Sale
Category	Apartment
Situation	Sector Port Banyuls, Empuriabrava
Built area	44 m^2
Useful area	40 m^2
Condition	Good condition
Rooms	1
Bathrooms	1 bathroom
Utility room/area	Yes
Terrace	10 m^2
Central heating	Yes
Air conditioning	Yes
Furnished	Yes

177.000 €

