



## Exclusive high-end apartment with TURISTIC LICENCE fully renovated with 3 bedrooms and 2 bathrooms.

Exclusive high-end apartment, fully renovated with 3 bedrooms and 2 bathrooms

Exclusive high-end apartment, completely renovated and furnished, located in one of the most privileged areas of Empuriabrava, close to the beach and the urban center.

Situated on the first floor, this elegant home features a large living room with a spacious open kitchen, fully equipped, three ample double bedrooms, including a master suite and another that offers a charming terrace with views of the canal, perfect for enjoying spectacular sunsets. Additionally, it has two equipped bathrooms, one with a bathtub and the other with a modern Italian shower, providing comfort and style in every corner.

- Two terraces overlooking the canal: one facing the rising sun and the other facing the setting sun, perfect for enjoying natural light throughout the day.
- Panoramic windows: all windows offer views of the canal, in a cross-design apartment with southeast/northwest orientation.
- Guaranteed comfort: reversible air conditioning in all rooms, along with double-glazed windows and electric shutters for greater comfort and energy efficiency.
- Additional amenities: includes a communal parking space, a common solarium, a renovated elevator, a new intercom, alarm system, fiber optic connection, and a box for international French television with a new satellite dish.

Do not hesitate to contact us to enjoy the views and charm of this apartment.

Transaction	Sale
Category	Apartment
Surface area	109 m <sup>2</sup>
Rooms	3
Bathrooms	2 bathrooms
Terrace	Surface area
Central heating	Yes
Air conditioning	Yes
Land	109 m <sup>2</sup>
Lift	Yes
Furnished	Yes

399.000 €









