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Modern apartment with canal view - San Maurici area

Modern apartment on the second floor (no lift) with stunning open views of the mountains, the Empuriabrava marina and the residence's garden with swimming pool.

The apartment was fully renovated about 10 years ago and has been kept in excellent condition. All windows and patio doors are double glazed with electric shutters. The living room is equipped with Mitsubishi air conditioning.

Upon entering, you will find:

A first bedroom of approx. 9 m² with two single beds and a wardrobe
A fully equipped kitchen: large fridge, oven, microwave, 4-burner hob, dishwasher, extractor hood and a breakfast bar with 3 high stools
A dining area with a table for 6, open to
A spacious, bright living room with TV, 2/3-seater electric reclining sofa and 2 armchairs
A hallway leading to a large shower room with walk-in Italian shower and electric towel rail
A separate toilet with washing machine and 75-litre water heater
A master bedroom of approx. 10 m² with a 2 m² balcony, furnished with a round table and 2 chairs
The main terrace, of about 14 m², offers breathtaking views of the mountains, the Empuriabrava marina and the residence's garden and pool, creating a wonderful outdoor living space.

There is a private parking space right in front of the building (optional: 10,000 euros).

The residence also offers the possibility to rent boat moorings in front of the building for boats of approximately 6 to 9 metres – a real bonus for boating enthusiasts.

Annual fees:
Property tax: 355€ , Rubbish tax: 285€ ; Community tax: 650€

Transaction	Sale
Category	Apartment
Situation	Carrer Sant Maurici, Empuriabrava
Built area	83 m^2
Useful area	76 m^2
Condition	Good condition
Rooms	2
Bathrooms	1 bathroom
Parking	Yes
Mooring	Yes
Swimming pool	Yes
Air conditioning	Yes
Furnished	Yes

249.000 €



















