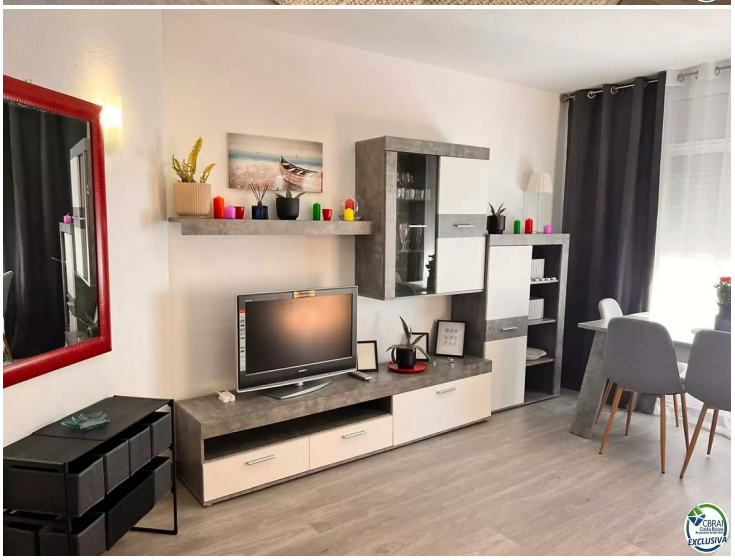








# Renovated apartment with large terrace and side view of the canal

Upon arriving at this small building along the Empuriabrava canal, the first thing that stands out is the tranquility of the surroundings and the proximity to the beach and the town center, just a few minutes' walk away. The location is unbeatable: supermarkets, restaurants, and all daily services are within easy reach, making this apartment a comfortable and practical space, perfect for year-round living or enjoying holidays on the Costa Brava.

With 57 m² of built area, the apartment stands out for its brightness, enhanced by its south-facing orientation and new windows that provide insulation and comfort. The property has been completely renovated, creating a modern, cozy, and functional atmosphere. The open kitchen integrates seamlessly with the spacious living-dining area, forming an ideal space to share moments with family or friends. From the living room, you can access the 10 m² terrace, a privileged spot to enjoy breakfast in the sun, dine outdoors, or simply relax while enjoying the lateral view of the canal.

The double bedroom, equipped with built-in wardrobes, offers comfort and organization, while the full bathroom with bathtub adds practicality and convenience for daily life. Reversible air conditioning ensures comfort throughout the year, both in summer and winter.

Another highlight is the low community fees, as the building generates minimal management costs. Additionally, the apartment is sold fully furnished, ready to move in without any additional investment.

This property is undoubtedly a true real estate gem in Empuriabrava, ideal as a second home to enjoy holiday weeks by the sea, combining comfort, brightness, excellent location, and a modern atmosphere.

| | |
|---|---|
| Transaction | Sale |
| Category | Apartment |
| Situation | Carrer Port Banyuls, Empuriabrava |
| Built area | 57 $m^2$ |
| Useful area | 46 $m^2$ |
| Condition | Good condition |
| Rooms | 1 |
| Bathrooms | 1 bathroom |
| Terrace | 10 $m^2$ |
| Central heating | Yes |
| Air conditioning | Yes |

147.000 €



