



## Apartment for sale in Empuriabrava

Beautiful 2-bedroom apartment with a large south-facing terrace.

Charming 51 m<sup>2</sup> apartment located on the second floor of a small building with an elevator, ideal both as a second residence and as an investment on the Costa Brava. The property features two bedrooms, a full bathroom, and a bright living-dining area with an integrated kitchen that maximizes the space. Thanks to its south-facing orientation, the apartment enjoys abundant natural light throughout the day, creating a warm and welcoming atmosphere in all rooms. One of its main attractions is its pleasant 10 m<sup>2</sup> terrace, perfect for relaxing, having breakfast in the sun, or enjoying beautiful views of the canal in a tranquil and privileged setting. The property has been fully renovated with modern and functional finishes, ready to move in without any need for improvements.

Transaction:	Sale	Category:	Flat / apartment
Situation:	PORT BANYULS, Empuriabrava, Alt Empordà	Built area:	62 m <sup>2</sup>
Useful area:	52 m <sup>2</sup>	Occup. cert.:	
Condition:	Good condition	Rooms:	2
Bathrooms:	1 bathroom	Terrace:	Yes
Central heating:	Yes	Air conditioning:	Yes
Lift:	Yes	Furnished:	Yes

**Price: 210.000 €**

