ref. HS A1318



# Cozy renovated apartment for sale in Empuriabrava.

## A double room with a large balcony.

This cozy apartment, located in the center of Empuriabrava, is situated in a quiet area, ideal for enjoying the convenience of having all services nearby without sacrificing peace.

Upon entering, we find an open space that integrates a fully equipped kitchen, connected to a bright living-dining room tastefully furnished.
The living area features a sofa, coffee table, television unit, and air conditioning, creating a comfortable environment all year round.
At the back, the dining area includes a table for six people, located next to a large window that fills the room with natural light.

From the living room, you can access the balcony, a perfect space to enjoy a drink outdoors or to appreciate the mild Mediterranean afternoons.

The apartment includes a double bedroom with an external window, ample built-in

Price: **157.000 €**

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wardrobe, and reversible air conditioning, ideal for maintaining comfort during the cooler months.
The property is sold partially furnished and is ready to move in, in an unbeatable location: in the center of Empuriabrava, yet in a quiet and pleasant environment, just minutes from the marina and the beach.

Empuriabrava is known as one of the largest residential marinas in Europe, with over 23 km of navigable canals, perfect for enjoying outdoor activities, water sports, and the natural surroundings of the Aiguamolls Natural Park. Ideal as a primary residence, second home, or investment with high rental yield potential, either annually or for vacation purposes.

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| Transaction: | Sale | Category: | Flat / appartment |
| Situation: | Port Banyuls, Empuriabrava, Alt Empordà | Built area: | 46 $m^2$ |
| Useful area: | 3.565 $m^2$ | Condition: | Good condition |
| Rooms: | 1 | Bathrooms: | 1 bathroom |
| Terrace: | 5 $m^2$ | Central heating: | Yes |
| AA/CC: | Yes | Furnished: | Yes |