ref. OA A1353



# An upscale apartment in an exceptional location

## With a 10 m² terrace and just 200 meters from the beach

Discover this superb, fully renovated apartment, offering high-quality features and finishes, ideally located in the highly sought-after Port Salins area.
It comprises a bright and spacious living area with open views over the canals and mountains, a fully fitted open-plan kitchen custom-designed to measure, two bedrooms with built-in wardrobes, an elegant bathroom with a walk-in shower and double vanity, as well as a separate WC. The apartment is spacious, with 57 m² of living space, and also features a 10 m² terrace with views of the canal.
Sold fully furnished with high-end designer furniture, this apartment is ready to move into with no renovation work required.
Here, true luxury lies in a lifestyle where everything is within walking distance: the beach, market, restaurants and shops are all just a few minutes away. After parking your vehicle in your private underground parking space, all you have to do is sit back and fully enjoy your surroundings.
The property also includes a storage room, ideal for keeping bicycles and personal belongings.

Price: **379.000 €**

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Finally, you will enjoy access to a communal rooftop solarium offering panoramic views over the Bay of Roses, where you can sunbathe or enjoy spectacular fireworks displays.
A rare property combining comfort, elegance and an exceptional quality of life in one of the most sought-after areas of Port Salins.

Extras: elevator, heat pump, double-glazed aluminium windows with electric shutters, fibre-optic installation with communal Wi-Fi, Atlantic electric water heater and Atlantic electric towel radiator.

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| Transaction: | Sale | Category: | Flat / appartment |
| Situation: | Port Salins, 21 2-1, Empuriabrava, Alt Empordà | Built area: | 72 $m^2$ |
| Useful area: | 57 $m^2$ | Condition: | Perfect condition |
| Rooms: | 2 | Bathrooms: | 1 bathroom , 1 toilet |
| Parking: | Yes | Utility room/area: | Yes |
| Terrace: | Yes | Central heating: | Yes |
| AA/CC: | Yes | Lift: | Yes |
| Furnished: | Yes | | |