



## Canal View Apartment with Dock

### Canal View Apartment 2 Bedrooms with Mooring in Empuriabrava

For sale beautiful fully renovated apartment, located in a small quiet residence. Situated on the top floor, this property benefits from an unobstructed location, ensuring true tranquility. The insulation has been completely renewed, ensuring excellent quality of life, both in summer and winter.

The apartment offers a pleasant layout with two bedrooms, a functional bathroom, and a large bright living room with a fully equipped open kitchen. Everything has been tastefully renovated in a modern, welcoming style and is ready to live in. Air conditioning is installed for optimal comfort throughout the year.

From the large terrace, you can enjoy a magnificent unobstructed view of the canal and, in the distance, the Pyrenees. An exceptional environment, both quiet and exotic, ideal for enjoying sunny days.

The apartment has a communal parking space.

The location is ideal, just a five-minute walk from the city center. You can quickly access shops, restaurants, and activities while remaining in a peaceful residential environment. Additionally, it is 10 minutes from the port exit, perfect for boating enthusiasts.

Another rare advantage: the apartment has a private mooring of 2.5 meters by 8 meters, perfect for sailing enthusiasts, available for an additional €25,000.

An uncommon property on the market, comfortable, well-located, and with quality amenities.

Contact us now for a visit.

Transaction	Sale
Category	Apartment with mooring
Municipality	Alt Empordà
Surface area	54 m <sup>2</sup>
Rooms	2
Bathrooms	1 bathroom
Mooring	Yes

195.000 €

