



## Canal View Studio in the heart of Empuriabrava.

Canal-view studio for sale in the port of Empuriabrava with an option to purchase a parking space.

Ideally located in the popular Poblat Tipic neighborhood, this stunning fully renovated studio combines comfort and modernity.

The main bedroom is bright and functional, featuring a double bed and a living/kitchen area leading to a large terrace offering breathtaking views of the canal. There is also a modern bathroom with a shower.

Thanks to its privileged location, everything is within reach: shops, restaurants, port, and beach. Enjoy your vacation to the fullest without the need for a car!

The apartment also includes a parking space in the basement for €17,000.

Located a few kilometers from the French border in the Bay of Roses, Empuriabrava, with its 30 kilometers of canals, is known for being the largest marina in Europe. Each year, many buyers are attracted by the activities it offers; its port and fine sandy beaches make it a dream destination to enjoy in any season. Built 50 years ago, this residential marina will captivate you with its diverse landscapes and activities, such as its natural park and parachuting base (the largest in Europe).

Transaction	Sale
Category	Studio
Municipality	Alt Empordà
Surface area	25 m <sup>2</sup>
Bathrooms	1 bathroom
Terrace	Yes
Furnished	Yes

125.000 €

