



## 1 bedroom apartment near the centre with partial sea views

Discover your new home in Empuriabrava! This lovely 46 m<sup>2</sup> apartment is just steps from the vibrant town center and the port, making it an ideal choice for enjoying coastal living. With a functional layout, it features a welcoming living room that flows seamlessly into a fully equipped open-plan kitchen and a terrace with partial sea views, perfect for preparing your favorite meals.

The apartment has a comfortable bedroom and a bathroom, offering everything you need for practical and comfortable living. Its prime location also provides easy access to the beach and a variety of shops, making every day a new adventure.

Located on the second floor of a building with an elevator, this pre-owned property is in good condition and ready to move into. Don't miss the opportunity to live in this charming space, ideal both as a permanent residence and for enjoying getaways on the coast. Come and see it and fall in love!

\*Note: The published price corresponds exclusively to the transfer value of the property and includes real estate agency fees. Taxes and expenses related to the sale, such as Property Transfer Tax (ITP), VAT, Stamp Duty (AJD), notary fees, land registry fees, and other expenses legally payable by the buyer or seller according to current regulations, are excluded from the price. The information provided is for guidance only and may be subject to errors or unintentional omissions; it is not contractually binding.\* For more information, please contact the agency: API AICAT 3136. CEDULA: CHG01004825001

Transaction	Sale
Category	Flat
Situation	Avenida Fages De Climentt, Empuriabrava, Alt Empordà
Built area	51 m <sup>2</sup>
Useful area	46 m <sup>2</sup>
Occup. cert.	
Condition	Good condition
Rooms	1
Bathrooms	1 bathroom
Lift	Yes

116.000 €

