



## NAUTICA PORT GREC Renovated duplex penthouse with 8m2 terrace and views of the sea and the canal

&lt;p&gt;&lt;p&gt;Magnificent duplex penthouse with spectacular views of the sea and the marina, in the Port Grec sector of Empuriabrava. This charming property located a few steps from the sea, with a southeast orientation, is perfect for those looking for a quiet vacation. With its 73 m<sup>2</sup> built area, it consists of a large living room, an American kitchen with all appliances, 2 double bedrooms, a cabin, 2 bathrooms and an 8m2 terrace with splendid views of the sea and the canal, ideal for families or groups of people. friends.&lt;/p&gt;&lt;p&gt;&lt;p&gt;The duplex has been completely renovated and has air conditioning for greater comfort at any time of the year. It also has electric hot/cold pump heating to maintain a pleasant temperature all year round. The home is located on the 5th floor of a building with an elevator, providing an unparalleled view and excellent natural lighting thanks to its south and east orientation.&lt;/p&gt;&lt;p&gt;&lt;p&gt;This second-hand but completely renovated penthouse has built-in wardrobes that offer ample storage space. Furthermore, its energy class E (consumption of 141.00 kw h/m<sup>2</sup> year) and CO2 E emissions (24.00 kg CO/m<sup>2</sup> year) make it an efficient option in terms of energy consumption. Don't miss the opportunity to live or vacation in this incredible place, perfect to

Transaction	Sale
Category	Apartment
Surface area	73 m <sup>2</sup>
Rooms	2
Bathrooms	2 bathrooms
Terrace	8 m <sup>2</sup>
Central heating	Yes
Air conditioning	Yes
Lift	Yes
Furnished	Yes

350.000 €





