



## Reserved - 2-bedrooms penthouse, sea view and big garage

Dual-aspect located on the top floor of a small building, about 150m from the beach and the center with a view of the canals and the sea. You will feel like on a boat with the view of the water on both sides. The apartment of 87 sqm was renovated in 2017. It is distributed in 2 bedrooms, 1 bathroom with toilet, 1 fully equipped open kitchen, a dining room / living room opening onto a large terrace of 15sqm, private access to the roof terrace of 55sqm from which you have a breathtaking view of the bay of Roses and the marina of Empuriabrava. The terrace overlooking the living room can be used all year round because it closes with double-glazed accordion windows. The roof terrace has not been exploited, free to your imagination to install a summer kitchen, an area for sunbathing and enjoying the sun all year round.

Benefits: air conditioning in all rooms, double glazed windows, TV in all rooms, closed garage in the basement of 60sqm with a large parking space in front, sold partially furnished.

Annual fees: Property tax= 572€, Rubbish tax= 245€, Community tax= 450€

Option of 20x6m mooring with storage room: 299.000€

Transaction	Sale
Category	Apartment
Surface area	147 m <sup>2</sup>
Rooms	2
Bathrooms	1 bathroom , 1 toilet
Parking	Yes
Garage	Yes
Terrace	Surface area
Air conditioning	Yes
Furnished	Yes

380.000 €







