



## Your coastal retreat: terrace, views, pool and plenty of light

Located on the third and top floor of a well-maintained exposed-brick building, this attractive apartment offers the perfect combination of comfort, brightness and tranquillity, in a highly sought-after residential area of Baix Empordà, just a few minutes from the beaches.

The property features two double bedrooms, both with built-in wardrobes, ideal as a main residence, holiday home or investment. It includes a full bathroom with bathtub and a spacious independent kitchen, functional and bright, with enough room to place a breakfast table.

The heart of the home is its fantastic living-dining room, spacious and very bright, with direct access to a pleasant terrace. From here you can enjoy open views, creating a great sense of space and allowing you to see the sea in the distance a real added value.

The apartment is equipped with natural gas heating, ensuring year-round comfort. It also includes a large parking space, with the major advantage of direct lift access from the parking area, adding everyday convenience.

**Price: 270.000 €**

The building belongs to a quiet, well-kept and friendly community, with communal gardens and swimming pool, perfect for enjoying the Mediterranean climate.

Transaction:	Sale	Category:	Flat
Municipality:	Baix Empordà	Surface area:	81 m <sup>2</sup>
Bedrooms:	2	Bathrooms:	1 bathroom
Parking:	Yes	Lift:	Yes