GOERTZ & PARTNER
REAL ESTATE

ref. BHS-A-E310



Exceptional duplex on the port of Empuriabrava with sea and canal views

For Sale – Exceptional duplex on the port of Empuriabrava with sea and canal views.

Ideally located, just steps from the beach and shops, this magnificent duplex apartment is set directly on the port of Empuriabrava and boasts spectacular views of the sea, the canal and the mountains.

On the lower level, you will find two comfortable bedrooms and a bathroom.
On the upper floor, a spacious and bright living-dining room opens onto a terrace with stunning views of the sea and canal. A separate kitchen and a double bedroom with its own terrace overlooking the main port of Empuriabrava complete this level.

The property also offers a solarium with breathtaking sea views, as well as a large terrace overlooking the port and the mountains, equipped with a summer kitchen – perfect for enjoying warm Mediterranean evenings.

Price: **470.000 €**

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The duplex is sold with two parking spaces in the basement of the building, a rare and valuable asset in Empuriabrava. It is equipped with air conditioning in every room and double glazing ...

A truly unique property combining a privileged location with exceptional features, not to be missed.

It is also possible to purchase a mooring as an option.

Empuriabrava – the Spanish Venice, between sea, canals and mountains.

Transaction:	Sale	Category:	Flat / appartment
Situation:	CABALLITO DE MAR, Empuriabrava, Alt Empordà	Built area:	200 m^2
Condition:		Rooms:	3
Bathrooms:	2 bathrooms	Parking:	Yes
Terrace:	Yes	Mooring:	Yes
Air conditioning:	Yes	Furnished:	Yes