GOERTZ & PARTNER
REAL ESTATE

ref. EC1397



Apartment for sale in Empuriabrava

Stunning duplex for sale in Caballito de Mar (Empuriabrava)

Exclusive duplex apartment with 2 bedrooms and 2 outdoor parking spaces. Enjoy the community pool on the rooftop. Located in the sought-after residential area of Caballito de Mar, this standout duplex apartment offers 100 m² of living space on the ground floor of a 3-story building with an elevator. The ground floor features a fully equipped open-plan kitchen that integrates with a spacious living-dining area. From here, you access a terrace with a built-in barbecue, perfect for enjoying views. The sun illuminates this space throughout the day, creating an ideal atmosphere for relaxation. Additionally, there is a guest toilet. An elegant wooden spiral staircase leads to the upper floor, which is notable for its abundant natural light. On this level, you will find 2 double bedrooms with fitted wardrobes, a bathroom with a shower, and a second toilet. Both bedrooms have access to a balcony that offers unobstructed views of the canal and the sea. The apartment has been completely renovated recently and features integrated air conditioning in all rooms. It includes two outdoor parking spaces right in front of the building. The apartment is sold fully furnished.

Price: **450.000 €**

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Transaction:	Sale	Category:	Flat / appartment
Situation:	CABALLITO DE MAR, Empuriabrava, Alt Empordà	Built area:	100 m^2
Useful area:	95 m^2	Condition:	Good condition
Rooms:	2	Bathrooms:	2 bathrooms
Parking:	Yes	Terrace:	Yes
Swimming pool:	Yes	Central heating:	Yes
Air conditioning:	Yes	Balcony:	Yes
Lift:	Yes	Furnished:	Yes