GOERTZ & PARTNER
REAL ESTATE

ref. HS A1352



Charming studio with views of the Nautical Club – Empuriabrava

Bright 30 m² studio with a balcony, southwest orientation, and privileged views of the Empuriabrava Nautical Club.

Located on the first floor with a lift, this cozy apartment offers a practical and functional layout, perfect for enjoying the Mediterranean essence of Empuriabrava.

The property features a pleasant living-dining area with an open-plan kitchen, creating a bright open space. It also includes a separate bathroom with a shower and a large built-in wardrobe at the entrance, providing useful storage space.

One of its main highlights is its pleasant southwest-facing balcony, from which you can enjoy views of the Nautical Club and excellent natural light for much of the day. Its size easily allows for a table for 4 to 6 people, making it the ideal spot for breakfasts, lunches, or dinners outdoors.

The studio is equipped with reversible air conditioning, an awning, and double-

Price: **135.000 €**

glazed windows, ensuring comfort and well-being all year round.

A property full of charm, in a privileged location, ideal for those looking to live close to the water, as a second home, or as an attractive investment opportunity in one of the most characteristic areas of Empuriabrava.

Transaction:	Sale	Category:	Flat / appartment
Situation:	Del Club Náutico, Empuriabrava, Alt Empordà	Built area:	38 m^2
Useful area:	30 m^2	Condition:	Perfect condition
Bathrooms:	1 bathroom	Terrace:	12 m^2
Central heating:	Yes	Air conditioning:	Yes
Lift:	Yes	Furnished:	Yes