GOERTZ & PARTNER
REAL ESTATE

**ref. 111866**



# Duplex for sale in Empuriabrava, bright and stylish. Your new home awaits!

Duplex for sale in Empuriabrava with canal views. Spacious areas and functional layout, perfect for coastal living. Don't miss the opportunity to visit it.

Do not miss the opportunity to acquire this attractive duplex in Empuriabrava, where you can enjoy an enviable seaside lifestyle.

Bright and modern duplex for sale with impressive canal views, located in the prestigious residential area of Empuriabrava. This property is situated in a highly valued area, just a few minutes from the shopping center and the beach, making it an ideal option to enjoy coastal living.

The duplex features three spacious bedrooms, perfect to suit the needs of a family or friends. It also has two full bathrooms and an additional guest toilet, offering comfort and functionality. The living-dining room is spacious and welcoming, ideal for moments of everyday living and relaxation.

Price: **430.000 €**

The aluminum windows guarantee excellent insulation and offer magnificent views of the canal, creating a bright and pleasant atmosphere throughout the property. This property also includes a parking space, which adds significant value and makes parking in the area easier.

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| Transaction: | Sale | Category: | Flat / appartment |
| Situation: | Caballito de Mar, 42 A 1-4D, Caballito de Mar, Empuriabrava, Alt Empordà | Built area: | 157 $m^2$ |
| Useful area: | 121 $m^2$ | Condition: | Good condition |
| Rooms: | 3 | Bathrooms: | 2 bathrooms , 1 toilet |
| Parking: | Yes | Air conditioning: | Yes |
| Balcony: | Yes | Lift: | Yes |