



## Duplex with harbor views and private parking in Empuriabrava

157 m<sup>2</sup> built, 3 bedrooms, 2 bathrooms and a sought-after location in Cavall de Mar.

Located in the sought-after Cavall de Mar area of Empuriabrava, this 157 m<sup>2</sup> built duplex enjoys a privileged location facing the harbor, in a pleasant setting close to amenities and the marina.

The main level features a spacious living area combining the lounge, dining room and open-plan kitchen. This open and welcoming space benefits from beautiful views over the harbor, creating an ideal setting to enjoy time with family or friends. A guest toilet completes this floor.

On the lower level is the night area, comprising three bedrooms and two bathrooms, offering comfort and privacy for all occupants.

The property also includes a private underground parking space, a particularly valuable asset in this sought-after area of Empuriabrava.

With its generous spaces, original layout and harbor views, this duplex represents a rare opportunity to fully enjoy the marina lifestyle.

Transaction	Sale
Category	Apartment with canal view
Situation	SC CAVALL DE MAR, Empuriabrava, Alt Empordà
Built area	157 m <sup>2</sup>
Useful area	140 m <sup>2</sup>
Occup. cert.	
Condition	
Rooms	3
Bathrooms	2 bathrooms
Parking	Yes
Lift	Yes

430.000 €



