







ref. 6589

14x3.70 m Private Mooring Before the Bridges with Apartment & Parking

A rare opportunity in the prestigious Salins area of Empuriabrava.

Located just 300 metres from the beach and nearby shops, this waterfront apartment is ideal for boating enthusiasts looking for a large private mooring in one of Europe's largest residential marinas.

The highlight of the property is its impressive 14 x 3.70 metre private mooring located before the bridges, suitable for a large boat. An exceptional feature is the secure independent access to the mooring, allowing direct access without entering the apartment.

Inside, the apartment offers an open-plan kitchen connected to the living room and canal-side terrace, facing south-east for excellent natural light throughout the day. Part of the terrace is covered, creating a comfortable outdoor living space in every season.

The layout includes two sleeping areas, a spacious bathroom and two storage rooms, ideal for boating equipment and everyday storage.

A private parking space is also included.

Although renovation is required, the property offers outstanding potential to create a unique waterfront residence combining comfort, boating convenience and an exceptional location.

Annual fees:
Apartment: Property tax = €800, Rubbish tax = €400
Mooring, Harbor tax= 250€

Transaction	Sale
Category	Flat
Situation	Calle Port Salins 2ª línea H2, Empuriabrava, Alt Empordà
Built area	80 m^2
Useful area	59 m^2
Condition	To Restore
Rooms	2
Bathrooms	1 bathroom
Parking	Yes
Terrace	Yes
Air conditioning	Yes
Plot	131 m^2
Furnished	Yes

335.000 €



Oficina de Empuriabrava - Avda. de Europa, edificio Bahia 3 - 17487 Empuriabrava - Tel +34 872 266 999 - info@interimmoroses.com
Oficina de Roses - Av. de Rhode, 187, 17480 Roses, Girona - Tel +34 972 253 892 - info@interimmoroses.com