



Fisherman's house with 5 x 10 m mooring before the bridges, 200 m from the beach.

164 m² built over 3 levels, tourist license, garage and views over Roses Bay.

Located on the Empuriabrava marina, before the bridges and just 200 meters from Rubina Beach, this fisherman's house with a 4.9 x 10-meter mooring enjoys a privileged location for boating and seaside lovers.

Offering 164 m² built over three levels, the property provides generous spaces and a particularly interesting layout. The ground floor features a large 58 m² garage converted into an independent apartment including a kitchen, living room, bathroom, and a cabin bedroom, while still retaining an enclosed garage of approximately 20 m². This area also benefits from a pleasant terrace with direct access to the mooring.

On the first floor, a spacious living area combines the lounge, dining room, and kitchen. Two terraces allow you to enjoy different exposures: one facing northeast with views over Roses Bay, and the other facing southwest to make the most of the sun.

The second floor hosts the night area, with a master suite featuring a private bathroom, dressing room, and office space, as well as a second bedroom and an additional bathroom. Both bedrooms have access to their own terrace.

The house also includes a private parking space in front of the property, as well as a tourist license, a highly sought-after asset in Empuriabrava.

A rare property offering mooring, space, proximity to the beach, and views over Roses Bay in the heart of Europe's largest residential marina.

Transaction	Sale
Category	House with mooring
Situation	PORT MOXO, Empuriabrava, Alt Empordà
Built area	164 m ²
Useful area	72 m ²
Occup. cert.	CHG00014412001
Condition	
Rooms	3
Bathrooms	3 bathrooms
Parking	Yes
Garage	20 m ²
Air conditioning	Yes
Plot	83 m ²

480.000 €

