



## Stunning Duplex with Private Pool for Sale in Empuriabrava

Stunning Duplex with Private Pool for Sale in Empuriabrava – A Rare Opportunity!

This exquisite duplex, located on the top floor of a well-maintained, small three-story building with an elevator, offers breathtaking views and an unparalleled living experience.

Main Level:

Spanning 112 m<sup>2</sup>, the main level features a spacious 50 m<sup>2</sup> living area flooded with natural light, complete with an open fireplace for maximum comfort. The fully equipped, independent kitchen is perfect for culinary enthusiasts. You'll also find a large laundry/dressing room with ample storage space. The master suite is both spacious and bright, with its own private balcony and an en-suite bathroom. The living room opens to a magnificent 60 m<sup>2</sup> terrace, ideal for relaxation, complete with a private pool and stunning views over the canals and the sea.

Price: **599.000 €**

### Lower Level:

The lower level houses two en-suite bedrooms, each with its own bathroom, one of which also features a private balcony. And a guest toilet.

### Comfort and Amenities:

The property is equipped with electric heating and reversible air conditioning, ensuring year-round comfort. Additionally, there's a private parking space in the underground garage and a cellar.

### Prime Location:

Perfectly located just 800 meters from the beach and close to the port, this apartment is ideally situated to enjoy both water activities and the vibrant lifestyle of Empuriabrava.

A rare property on the market—don't miss this opportunity!

Transaction:	Sale	Category:	Flat / apartment
Municipality:	Alt Empordà	Surface area:	166 m <sup>2</sup>
Rooms:	4	Bathrooms:	3 bathrooms , 1 toilet
Parking:	Yes	Utility room/area:	Yes
Terrace:	Yes	Swimming pool:	Yes
Central heating:	Yes	AA/CC:	Yes
Lift:	Yes	Furnished:	Yes