ref. HS A1296



# Apartment with Private Mooring 7 M in Empuriabrava

With terrace, 2 bedrooms, and private parking.

Discover a unique opportunity to live in one of the most exclusive environments of Empuriabrava: Lake Sant Maurici.

This charming ground-floor apartment, located in a building with only four homes, combines privacy, comfort, and a privileged lifestyle by the water.

Enjoy a private mooring of 7 x 3 m, perfect for sailing enthusiasts, and a spectacular 50 m² terrace-solarium with open views of the lake, where you could even build your own pool to further enjoy your holidays.

The interior offers a practical and cozy space, with two bedrooms (one double and one single), a living-dining room with direct access to the terrace, an open kitchen, and a full bathroom. Additionally, it has a spacious private parking, a valuable addition in this highly sought-after area.

Price: **284.000 €**

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ref. HS A1296

Empuriabrava is the perfect destination for those who wish to combine well-being, nature, and an active lifestyle. In its surroundings, you can enjoy an excellent variety of sports and outdoor activities throughout the year.

From water sports such as sailing, paddle surfing, kayaking, kitesurfing, jet skiing, or diving, to unique experiences like skydiving, for which Empuriabrava is internationally recognized. The area also offers fantastic opportunities for hiking, cycling, mountain biking, and running, as well as facilities for golf, tennis, paddle, and beach sports.

In addition, there is an attractive gastronomic offer, with beachfront restaurants, high-quality Mediterranean cuisine, seafood restaurants, tapas bars, and gourmet proposals that highlight the flavors of Empordà. From traditional dishes to creative cuisine, each meal becomes an experience to enjoy without haste.

An ideal place to live or invest, where every day invites adventure, relaxation, and the enjoyment of the authentic Costa Brava lifestyle.

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| Transaction: | Sale | Category: | Flat / appartment |
| Situation: | San Maurici, Empuriabrava, Alt Empordà | Built area: | 61 $m^2$ |
| Condition: | Good condition | Rooms: | 2 |
| Bathrooms: | 1 bathroom | Parking: | Yes |
| Terrace: | 50 $m^2$ | Mooring: | Yes |
| AA/CC: | Yes | Balcony: | Yes |
| Furnished: | Yes | Mooring: | 7x3 |