



## **Exclusive property with garden, pool, and two independent apartments, just 150 meters from the beach.**

Four bedrooms, two bathrooms, and a 60 m<sup>2</sup> garage.

Exclusive property located only 150 meters from the beach of Empuriabrava, consisting of two independent apartments ideal for families, guests, or vacation use. The property stands out for its lush garden with a pond, an 8x4 m pool, and spacious outdoor areas that offer total privacy.

The ground floor apartment features a living-dining room with access to a covered terrace overlooking the garden, a double bedroom, a full bathroom, and an independent entrance hall. The upper apartment offers a bright living-dining room with access to a covered terrace with a barbecue and direct access to a private solarium, an open kitchen, two double bedrooms with built-in wardrobes, a full bathroom, and a third room.

A true oasis near the sea, with spaces designed to enjoy the Mediterranean climate

**Price: 850.000 €**

all year round.

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

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, running, in addition to facilities for golf, tennis, paddle, and beach sports.

Additionally, there is an attractive gastronomic offer, with beachfront restaurants, top-quality Mediterranean cuisine, seafood establishments, tapas bars, and gourmet proposals that highlight the flavors of the Empordà. From traditional dishes to creative cuisine, every meal becomes an experience to enjoy without hurry.

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

Transaction:	Sale	Category:	House
Municipality:	Alt Empordà	Surface area:	315 m <sup>2</sup>
Rooms:	4	Bathrooms:	2 bathrooms , 1 toilet
Garage:	Surface area	Washing machine:	Yes
Utility room/area:	Surface area	Terrace:	Yes
Swimming pool:	Yes	Central heating:	Yes
AA/CC:	Yes	Land:	748 m <sup>2</sup>
Furnished:	Yes		