

duplex for sale Empuriabrava, Alt Empordà



Caballito de Mar! Fantastic duplex apartment with 2 bedrooms and 2 outdoor parking spaces. Communal rooftop pool. This exceptional duplex apartment is located in the sought-after residential area of Caballito de Mar. On the ground floor of the 3-story building with elevator, we find everything our heart desires in 100 m2 of living space. A tastefully renovated apartment with breathtaking views of the canal and the adjacent villas. The ground floor consists of a fully equipped open-plan kitchen. Adjacent to this is the dining and living room. From here, you can access the terrace with a built-in barbecue. The view sweeps over villas, sailboats, and motorboats. The sun bathes us all day long and invites you to linger. This floor is completed by a guest toilet. The wooden spiral staircase leads us to the upper floor, which, thanks to its design, allows for plenty of natural light. Here we find 2 double bedrooms with built-in wardrobes, 1 bathroom with shower, and another separate toilet. Both bedrooms have access to another balcony, which also offers unobstructed views of the canal and the sea. The apartment was recently completely renovated. All rooms have integrated air conditioning (hot/cold). The apartment includes two outdoor parking spaces located directly in front of the house. The building has a huge roof terrace with a communal pool. Here you can enjoy the sunrise and sunset. The views of Empuriabrava, the canals, the sea, and the Bay of Roses will captivate you. The apartment is sold fully furnished (without wall decorations). We would be happy to arrange a viewing of this exclusive apartment with you. Extras: Pool on the roof terrace, two outdoor parking spaces, terrace and balcony with views of the canal and the sea, air conditioning in all rooms, furnished. Real estate agency fees are included in the price. The price does not include taxes or expenses arising from the sale and purchase. The buyer shall bear the following costs: Property Transfer Tax (ITP), notary fees, Land Registry fees and, where applicable, financing costs.

property details

Spanishestate id: **6304080**
reference:: **KCSP-319**
close to/ located: **Empuriabrava**
region: **Alt Empordà**
property type: **duplex**

contact

real estate agent: **Villas Mondragon**
name: **Maria Mondragon**
spreek: **English, French, Spanish**
telefoon: **not available**

rooms:	2
property surface:	115 m2
surface plot:	- m2
price:	€ 450.000