



## Apartment with Private 7 m Mooring in Empuriabrava

Exclusive apartment for sale in Empuriabrava with private mooring and spectacular terrace next to Lake Sant Maurici ?

Live by the water in one of the most exclusive areas of Empuriabrava, in the prestigious setting of Lake Sant Maurici. This cozy ground-floor apartment, located in a small community of just four neighbors, offers peace, comfort, and a privileged location to enjoy the true Mediterranean lifestyle.

The property includes a private 7 x 3 meter mooring, ideal for those who want their boat always ready to sail through the canals of Empuriabrava. It also features a magnificent terrace-solarium of approximately 50 m<sup>2</sup> with open views of the lake, a perfect space to relax outdoors and with the possibility of installing a private pool to make the most of the Costa Brava climate.

The home is designed to make practical and efficient use of every space. It has two bedrooms,

**284.000 €**



61 m2



Yes



2



1



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one double and one single, a bright living-dining room with direct access to the terrace, an open-plan kitchen integrated into the main living area, and a full bathroom. As an added value, it includes a large private parking space, a highly appreciated feature in this location.

Empuriabrava is much more than a holiday destination; it is a place where nature, sport, and quality of life come together perfectly. Its navigable canals, beaches, and natural surroundings allow you to enjoy activities all year round such as sailing, paddle surfing, kayaking, water skiing, diving, or kitesurfing.

For the more adventurous, the town is internationally known for its skydiving center, considered one of the most important in Europe. It also offers excellent routes for hiking, cycling, and mountain biking, as well as facilities for golf, tennis, padel, and beach sports.

The experience is completed by a wide culinary offer that combines tradition and creativity. Restaurants with sea views, fresh fish and seafood specialties, tapas bars, and gourmet options make every meal a special occasion to discover the most authentic flavors of the Empordà.

An ideal property both as a permanent residence, a second home, or an investment, in a privileged setting where the sea, nature, and leisure come together to offer an exceptional quality of life.

<b>Transaction:</b>	Sale	<b>Category:</b>	Flat / Apartment
<b>Situation:</b>	Empuriabrava	<b>Parking:</b>	Yes
<b>Terrace:</b>	50 m <sup>2</sup>	<b>Central heating:</b>	Yes
<b>Air conditioning:</b>	Yes		





