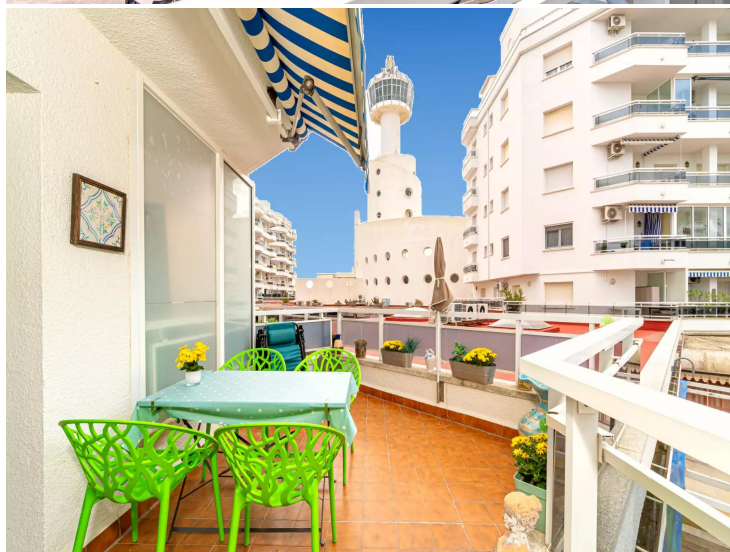




Charming studio with views of the Nautical Club – Empuriabrava

30 m² studio with a 6 m² terrace.

Bright 30 m² studio with a balcony, southwest orientation, and privileged views of the Empuriabrava Nautical Club.

Located on the first floor with a lift, this cozy apartment offers a practical and functional layout, perfect for enjoying the Mediterranean essence of Empuriabrava.

The property features a pleasant living-dining area with an open-plan kitchen, creating a bright open space. It also includes a separate bathroom with a shower and a large built-in wardrobe at the entrance, providing useful storage space.

One of its main highlights is its pleasant southwest-facing balcony, from which you can enjoy views of the Nautical Club and excellent natural light for much of the day. Its size easily allows for a table for 4 to 6 people, making it the ideal spot for breakfasts, lunches, or dinners outdoors.

The studio is equipped with reversible air conditioning, an awning, and double-glazed windows, ensuring comfort and well-being all year round.

A property full of charm, in a privileged location, ideal for those looking to live close to the water, as a second home, or as an attractive investment opportunity in one of the most characteristic areas of Empuriabrava.

Transaction	Sale
Category	Flat
Situation	Del Club Náutico, Empuriabrava, Alt Empordà
Built area	38 m ²
Useful area	30 m ²
Condition	Perfect condition
Bathrooms	1 bathroom
Terrace	12 m ²
Central heating	Yes
Air conditioning	Yes
Lift	Yes
Furnished	Yes

145.000 €

