



**14x3.70 m Private Mooring Before the Bridges with
Apartment & Parking**

349.000 €

A rare opportunity in the prestigious Salins area of Empuriabrava.

Located just 300 metres from the beach and nearby shops, this waterfront apartment is ideal for boating enthusiasts looking for a large private mooring in one of Europe's largest residential marinas.

The highlight of the property is its impressive 14 x 3.70 metre private mooring located before the bridges, suitable for a large boat. An exceptional feature is the secure independent access to the mooring, allowing direct access without entering the apartment.

Inside, the apartment offers an open-plan kitchen connected to the living room and canal-side terrace, facing south-east for excellent natural light throughout the day. Part of the terrace is covered, creating a comfortable outdoor living space in every season.

The layout includes two sleeping areas, a spacious bathroom and two storage rooms, ideal for boating equipment and everyday storage.

A private parking space is also included.

Although renovation is required, the property offers outstanding potential to create a unique



EXPERT IMMOBILIER

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waterfront residence combining comfort, boating convenience and an exceptional location.

Annual fees:

Apartment: Property tax = €800, Rubbish tax = €400

Mooring, Harbor tax= 250€

Transaction:	Sale	Category:	Flat
Situation:	Calle Port Salins 2 ^a línea, Empuriabrava, Alt Empordà	Built area:	80 m ²
Useful area:	59 m ²	Condition:	To Restore
Rooms:	2	Bathrooms:	1 bathroom
Parking:	Yes	Garden:	Yes
Mooring:	Yes	Air conditioning:	Yes
Plot:	131 m ²	Furnished:	Yes