IN | ImmoNova Real Estate

AICAT Nº 1869 **ref. 379**



Incredible luxury villa in Empuriabrava with a 30-meter private mooring!

House with a 30-meter mooring to the canal, just steps from the beach in Empuriabrava. A unique opportunity to enjoy marine life and sunshine. Don't miss this exceptional offer!

Discover a truly exclusive property in one of the most sought-after areas of Empuriabrava, ideal for those wishing to enjoy the Mediterranean, sailing, and a lifestyle of utmost comfort. This spectacular villa features approximately 350 m² built on a magnificent 1,735 m² south-facing plot, ensuring brightness throughout the day and a perfect outdoor environment to relax and enjoy.

The property stands out for its exceptional nautical facilities: it has a private 30-meter mooring, ideal even for sailboats, as well as a 10 x 4 meter boat garage. Undoubtedly, it is a home designed for lovers of the sea, water sports, and outdoor living.

2.495.000 €

544 m2	**1.759 m2**	**Yes**	**5**	**5**	**1**		**F - G**

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On the ground floor, there are two independent apartments, each with its own bedroom and bathroom. One of them also includes a living room and kitchen, making it perfect for guests, family, or even staff, offering privacy and comfort.

The main residence offers a spacious and functional layout. It has a living room of approximately 60 m², dining room, equipped kitchen, two bedrooms, and a bathroom. On the first floor, there is an office, two additional bedrooms, and two bathrooms, as well as an impressive rooftop terrace to enjoy open views and pleasant moments in the sun.

The exterior of the villa invites relaxation and leisure. Its large terraces with a barbecue area, the lovely fish pond, and the heated pool measuring 10 x 3.5 meters create an exclusive Mediterranean atmosphere. The property also includes a garage for three cars, a highly appreciated added value in this area.

Equipped with central heating, air conditioning, a fireplace, and an alarm system, this villa offers comfort year-round, security, and all the amenities necessary for a high-level residence.

A unique property due to its location, dimensions, orientation, and nautical equipment. An exceptional opportunity to live surrounded by luxury, privacy, and sea in Empuriabrava.

Price excludes taxes and fees (VAT, AJD, notary, registration). Information and surfaces are indicative.

Transaction:	Sale	Category:	House with mooring
Situation:	Empuriabrava	Utility room/area:	Yes
Terrace:	Yes	Central heating:	Yes
Air conditioning:	Yes	Balcony:	Yes
Furnished:	Yes		




www.empuriabrava.eu





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