



## Confidential modern villa in Empuriabrava, Costa Brava.

Discover this modern new-build villa in Empuriabrava, complete with a heated pool and jacuzzi. An oasis of comfort and elegance that redefines your lifestyle. Perfect for enjoying the sun and tranquility in an exclusive setting.

Discover a brand new villa in Empuriabrava, designed with a modern, functional, and elegant style. Located in a quiet neighborhood, just 650 meters from the beach, this property offers comfort, privacy, and accessibility, as it is suitable for people with reduced mobility.

The villa features an exclusive outdoor jacuzzi, ideal for relaxing and enjoying special moments with friends and family.

On the ground floor, you will find a spacious and bright 60 m<sup>2</sup> air-conditioned living room, with an integrated dining area and a fully equipped open kitchen. This floor also includes a

**750.000 €**



223 m<sup>2</sup>



335 m<sup>2</sup>



Yes



Yes



5



4



1



B - B

spacious master suite with air conditioning, a private bathroom with a shower, as well as a guest toilet.

On the first floor, accessible via an interior staircase, the home has two large master suites, each with its own private bathroom. Additionally, there are two comfortable extra bedrooms and an independent bathroom with a bathtub.

The exterior has been designed to make the most of the Mediterranean climate. It features a magnificent heated pool with an outdoor shower and a pleasant summer lounging area equipped with six sunbeds. The covered bioclimatic terrace of 13 m<sup>2</sup>, with a jacuzzi, a large dining table, and a barbecue area, creates the perfect atmosphere for outdoor meals and unforgettable evenings.

The property offers indoor parking for 2 or 3 vehicles within a completely fenced plot, ensuring comfort and security.

The villa is a unique opportunity to enjoy a modern, comfortable home ready to move in in Empuriabrava, just steps from the beach.

The price does not include taxes or expenses (VAT, AJD, notary fees, registration). The information and surfaces are indicative.

<b>Transaction:</b>	Sale	<b>Category:</b>	House
<b>Situation:</b>	Empuriabrava	<b>Parking:</b>	Yes
<b>Terrace:</b>	Yes	<b>Air conditioning:</b>	Yes
<b>Furnished:</b>	Yes		