



House with artistic flow for sale with a 20-meter mooring in Empuriabrava.

Exclusive house with a 20m mooring in Empuriabrava, before the bridges. The opportunity you've been waiting for to live by the water!

We present this exclusive luxury villa, a unique property that stands out for its contemporary design, meticulous decor, and spectacular views of the canal. Located in one of the most sought-after areas of Empuriabrava, it offers a privileged lifestyle in the heart of the Costa Brava.

The property features spacious and bright interior and exterior areas designed to enjoy comfort, privacy, and the Mediterranean surroundings.

On the ground floor, we find a spacious living-dining room with access to the terrace, a modern open-plan kitchen, a billiard room, a bar area, and a laundry room. These spaces have

1.650.000 €



631 m2



392 m2



Yes



6



4



1



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been designed for entertainment, family life, and daily enjoyment.

The upper floor houses an elegant master suite with a private bathroom, two ensuite bedrooms with views of the port, two double bedrooms, a fourth bathroom, and an additional versatile space, ideal as an extra bedroom, office, or multipurpose room.

The rooftop is one of the property's main attractions. It features a gym, a large terrace with a pool, and a summer kitchen area, perfect for relaxing, hosting guests, and enjoying the Mediterranean climate year-round.

In the basement, the villa has a spacious garage with capacity for two vehicles, offering comfort, security, and additional storage space.

The private mooring of 20 meters, located before the bridges, allows for docking various types of boats, from a sailboat to a vessel with a flybridge.

Key features include double glazing, reversible air conditioning, electric shutters, central heating with oil and zone thermostats, plus numerous amenities designed to ensure maximum comfort.

An exceptional property for those seeking luxury, design, exclusivity, and direct access to navigation in Empuriabrava.

The price does not include taxes or expenses (VAT, stamp duty, notary fees, registration fees). The information and surface areas are approximate.

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





