



Exclusive property with 10 x 3.5 m mooring in a prime location

Discover this exclusive property for sale, ideal for those seeking the nautical lifestyle with the convenience of a 10 x 3.5 m mooring. An exceptional opportunity for sea and sailing enthusiasts.

Discover this attractive and modern 110 m² built home, which combines contemporary design, functionality and a privileged location facing the canal.

The property offers an elegant guest toilet, as well as a bright open-plan kitchen, perfectly integrated with a spacious living-dining room. This main living area stands out for its warmth, thanks to a cosy fireplace, and for its pleasant canal views, creating an ideal setting for both relaxation and social life.

From the living room there is direct access to a truly exclusive feature: a private 10 x 3.5 m

450.000 €



110 m²



Yes



Yes



3



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mooring, a unique characteristic that adds exceptional value to the property and allows you to fully enjoy the nautical lifestyle.

The sleeping area consists of three large double bedrooms, designed to provide comfort, natural light and well-being, along with two full bathrooms, ensuring convenience and privacy for the whole family or guests.

On the upper floor, the property offers a generous terrace with open views of the sea and the canal, a privileged space to relax, sunbathe or enjoy moments of tranquillity in an intimate setting, with little visibility from neighbours.

As an added benefit, the property includes a closed garage, providing security and convenient parking.

Notable features include high-end aluminium windows and air conditioning, ensuring comfort throughout the year.

A unique property that combines quality of life, exclusivity and a natural setting, ideal for those looking to live or invest in a privileged waterside location.

Transaction:	Sale	Category:	House with mooring
Situation:	Empuriabrava	Parking:	Yes
Utility room/area:	Yes	Terrace:	30 m ²
Central heating:	Yes	Air conditioning:	Yes





