IN | ImmoNova Real Estate

AICAT Nº 1869 **ref. 992**



For sale, exclusive architect-designed home by the Segre canal.

Beautiful renovated house, with a warm style and perfect harmony, ready to enjoy a cozy atmosphere with attention to every detail.

This exclusive architect-designed villa, with contemporary style and a distinctive design, is located in one of the most privileged areas of Empuriabrava, on a wide canal and with south-facing orientation. With 220 m² built on a 520 m² plot, it is sold fully furnished and equipped, ready to move into.

The property features a private 12-meter mooring, ideal for yachts, a large heated saltwater swimming pool with counter-current swimming system, and generous sunny terraces with barbecue area and outdoor bar, perfect for enjoying the Mediterranean lifestyle.

Inside, it offers a spacious and very bright living room with large windows overlooking the

1.890.000 €

220 m2	530 m2	Yes	Yes	Yes	4	4		A - A

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17487 Empuriabrava (GIRONA)
Teléfono +34 655 99 77 74

canal, a fully equipped modern kitchen, four large bedrooms, four full bathrooms, a guest toilet, garage, and outdoor parking.

Designed for maximum comfort, the villa is equipped with reversible air conditioning, remotely programmable heating in each room, hot water production by aerothermal energy, an alarm system, and high-speed internet connection.

A high-end property that stands out for its unique architecture, advanced technical features, and unbeatable location on one of the widest canals in Empuriabrava. Ideal as a main residence, holiday home, or investment for luxury vacation rentals.

Transaction:	Sale	**Category:**	House with mooring
Situation:	Empuriabrava	**Parking:**	Yes
Terrace:	Yes	**Central heating:**	Yes
Air conditioning:	Yes		





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