IN | ImmoNova Real Estate

AICAT Nº 1896 **ref. 996**



Luxury Villa for Sale in Empuriabrava

Elegance and distinction facing the canal: a property that stands out with a private 14-meter mooring on a wide canal in Empuriabrava

Elegance and distinction facing the canal: a property that makes the difference with a private 14-meter mooring on a wide canal in Empuriabrava

Located in one of the most prestigious areas of Empuriabrava, on a wide canal, this magnificent new house has a private 14.20-meter mooring, ideal for lovers of sailing and the Mediterranean lifestyle.

Designed with modern lines and bright spaces, the property offers approximately 180 m² built on a 492 m² plot. Large windows flood the interior with natural light and create a perfect harmony between the indoor and outdoor areas.

1.390.000 €

180 m2	492 m2	Yes	Yes	4	4	1		Pending

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17487 Empuriabrava (GIRONA)
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On the ground floor, the spacious living-dining room opens directly onto the terrace, the pool and the mooring, offering a perfect setting to enjoy pleasant moments outdoors. There is also a beautiful fully equipped open-plan kitchen connected to the dining area, a guest toilet and a large bedroom with en-suite bathroom, which can be ideal as a guest suite or used as the main bedroom.

On the upper floor there are three further bedrooms, each with its own bathroom, ensuring comfort and privacy.

Outside, the property also offers enough space to park several vehicles.

This villa combines contemporary design, quality construction and an exceptional location in Empuriabrava, where the sea and tranquility set the pace of life.

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





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