



Stunning villa on canal with pool and 12m mooring - Empuriabrava.

Stunning architect-designed villa with a pool on a wide canal featuring 12 meters of docking space in the Empuriabrava marina.

Atypical and contemporary architect-designed villa in Empuriabrava, wide canal, south facing, 12 m moorings.

Located in the heart of the Empuriabrava Marina, on a wide and sunny canal, this spectacular architect-designed villa with an atypical contemporary style of 220 m², built on a 520 m² plot, is sold fully furnished.

It offers high-end finishes and optimal comfort in all seasons.

Main features:

- Private 12-meter moorings for yacht.
- Large heated saltwater pool, equipped with a counter-current swimming system.
- 520 m² plot with beautiful sunny terraces, fully south facing.
- Barbecue area and outdoor bar, ideal for entertaining and enjoying outdoor meals.

Interior layout:

- Spacious bright living room with large windows.
- Fully equipped modern kitchen.
- 4 spacious bedrooms, ideal for family and guests.
- 4 bathrooms with WC + 1 separate WC.
- Garage + outside parking.

Facilities and comfort:

- Reversible air conditioning and heating with remote programmable management, room by room.
- Hot water production through aerothermal energy.
- Alarm and high-speed Internet connection.
- Villa sold fully furnished, ready to move in.

This exceptional property combines contemporary architecture, modern comfort, efficient technical features, and a privileged location on a wide canal, rare for sale.

An ideal villa for a primary residence, second home, or high-end rental investment.

The indicated price does not include taxes or costs associated with the sale (ITP or VAT, notary, property registration, and management fees).

Real estate brokerage fees are included in the price. The property is sold in its current condition.

The information provided is for guidance and may be subject to errors or unintentional omissions.

Transaction	Sale
Category	House with mooring
Situation	carrer segre, 24, Empuriabrava, Alt Empordà
Built area	220 m ²
Occup. cert.	
Condition	Start of Construction
Rooms	4
Bathrooms	4 bathrooms , 1 toilet
Parking	Yes
Garage	Yes
Mooring	Yes
Swimming pool	Yes
Air conditioning	Yes
Plot	520 m ²

1.890.000 €

