



## Newly built house for sale in Empuriabrava.

Newly built property ideally located in the San Maurici neighborhood.

This spectacular new build semi-detached house combines modern design, comfort, and a prime location. Featuring two double bedrooms, one of which is a ground floor suite with direct access to the backyard, and a separate bathroom.

The property offers bright spaces due to its southwest orientation. It includes a large garage, as well as front and back yards. On the first floor, there is a second double bedroom with a separate bathroom and a spacious open-plan living-kitchen area with large windows to take advantage of its excellent orientation and direct access via an internal staircase to a spectacular rooftop solarium terrace. All rooms are equipped with reversible air conditioning and an efficient geothermal system. Additionally, there are three bathrooms: a full bathroom, another with a shower, and an extra sink.

|              |                   |
|--------------|-------------------|
| Transaction  | Sale              |
| Category     | House             |
| Municipality | Alt Empordà       |
| Surface area | 86 m <sup>2</sup> |
| Rooms        | 2                 |
| Bathrooms    | 3 bathrooms       |
| Land         | 90 m <sup>2</sup> |

299.000 €



