



Exclusive luxury villa with a 25m mooring on the canals of Empuriabrava.

270 m² of living space on a 1000 m² plot, pool, pool house, and high-end amenities.

Located in the heart of the Empuriabrava marina, on a canal, this exclusive luxury villa offers an exceptional living environment on a 1,000 m² plot. With 270 m² of living space and a 25-meter mooring, it is designed for lovers of navigation and exceptional properties.

Upon entering, the ground floor impresses with its generous volumes featuring a living space of approximately 80 m², including a contemporary kitchen with an island, a dining area, and a cozy lounge enhanced by a wood stove. Large windows open onto the terrace, the pool, and the canal, creating a perfect flow between the interior and exterior. This level also includes a laundry room, a guest toilet, and a bedroom with its own bathroom.

On the upper floor, the master suite boasts its own dressing room, bathroom, and private terrace. Two additional bedrooms each have their own en-suite shower room and terrace access, while two more bedrooms, a separate bathroom, and a toilet complete this sleeping area.

The outdoor spaces are designed for absolute comfort: a large terrace with a pergola, relaxation areas, a pool, and a pool house with a fully equipped summer kitchen (sink and refrigerator), ideal for entertaining in a friendly atmosphere.

The property also includes a 35 m² garage and high-end features, including air conditioning throughout the house.

A rare villa in Empuriabrava, combining spaciousness, elegance, and a prime location on the canals.

Transaction	Sale
Category	House with mooring
Municipality	Alt Empordà
Surface area	416 m ²
Rooms	6
Bathrooms	5 bathrooms , 2 toilets
Parking	Yes
Garage	Surface area
Washing machine	Yes
Central heating	Yes
Air conditioning	Yes
Land	1.000 m ²
Furnished	Yes

1.890.000 €

