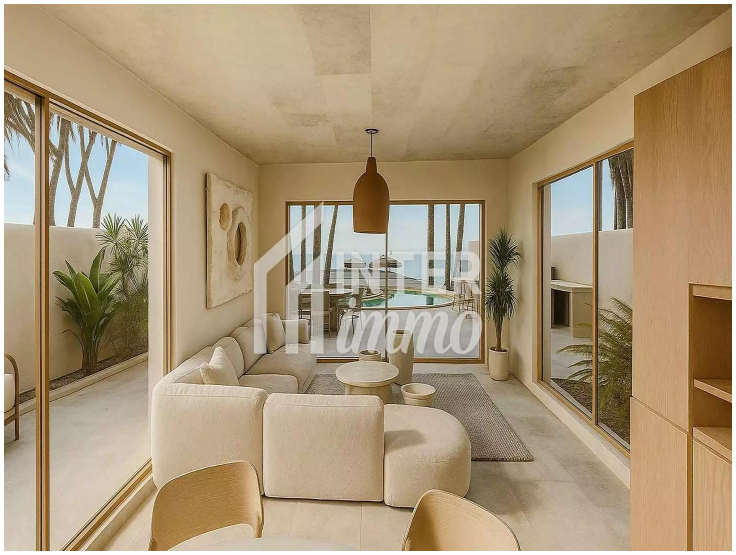
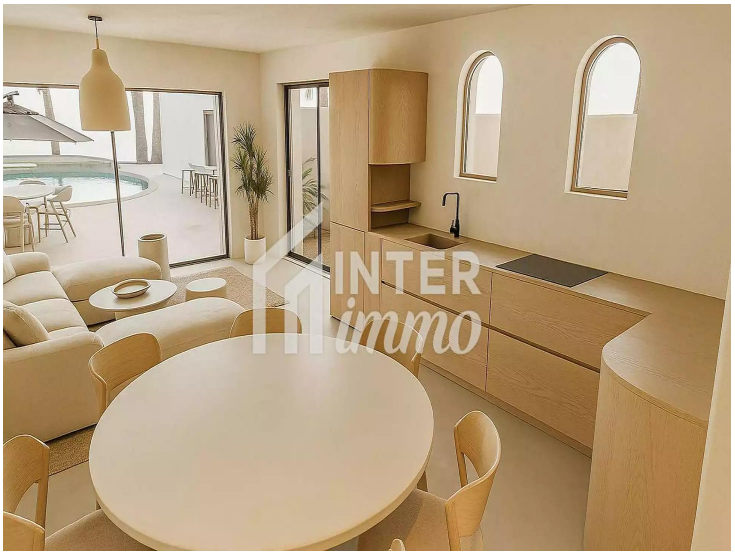








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ref. ITE-1382

Magnificent canal villa with pool and 12m mooring - Empuriabrava

Magnificent architect-designed villa with pool on wide canal with 12 m mooring in Empuriabrava marina

Magnificent architect-designed villa with pool on wide canal with 12 m mooring in Empuriabrava marina

Unique contemporary villa in Empuriabrava, wide canal, south-facing, 12 m mooring.

Located in the heart of Empuriabrava Marina, on a wide and sunny canal, this spectacular architect-designed villa with unique 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-metre mooring for yacht.
- Large heated saltwater pool, equipped with a counter-current swimming system.
- 520 m² plot with beautiful sunny south-facing terraces.
- Barbecue area and outdoor bar, ideal for entertaining and enjoying outdoor dining.

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

Equipment and comfort:
- Reversible air conditioning and heating with remote programmable management, room by room.
- Hot water production by aerothermal system.
- 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 prime location on a wide canal, rarely available for sale.

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

Transaction	Sale
Category	House
Work category	New construction
Situation	SECTOR SEGRE 24, Empuriabrava, Alt Empordà
Built area	82 m²
Condition	Start of Construction
Rooms	4
Bathrooms	4 bathrooms
Parking	Yes
Garden	Yes
Swimming pool	Yes
Air conditioning	Yes
Plot	656 m²
Furnished	Yes

1.890.000 €



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