



## 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.

Attractive and contemporary architect-designed villa in Empuriabrava, wide canal, south exposure, 12 m mooring.

Located in the heart of the Empuriabrava Marina, on a wide and sunny canal, this stunning architect-designed villa with an atypical and contemporary style spans 220 m<sup>2</sup> and is built on a plot of 520 m<sup>2</sup>. It is sold fully furnished.

It offers high-end amenities and optimal comfort in every season.

### Main features:

- Private 12-meter mooring for yacht.
- Large heated saltwater pool equipped with a counter-current swimming system.
- 520 m<sup>2</sup> plot with beautiful sunny terraces, full south exposure.
- Barbecue corner and outdoor bar, ideal for entertaining and enjoying al fresco meals.

### Interior layout:

- Spacious and bright living room with large windows.
- Fully equipped modern kitchen.
- 4 spacious bedrooms, ideal for family and guests.
- 4 bathrooms with toilets + 1 independent toilet.
- Garage + outdoor parking.

### Amenities and comfort:

- Reversible air conditioning and programmable heating control, room by room.
- Hot water production via aerothermal system.
- Alarm and high-speed internet connection.
- Villa sold fully furnished, ready to live in.

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

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

Transaction	Sale
Category	House with mooring
Municipality	Alt Empordà
Surface area	220 m <sup>2</sup>
Rooms	4
Bathrooms	4 bathrooms , 1 toilet
Parking	Yes
Garage	Yes
Mooring	Yes
Swimming pool	Yes
Air conditioning	Yes
Land	520 m <sup>2</sup>

1.890.000 €

