



Modern villa with 11m mooring on the ground floor in Empuriabrava.

Modern 4-bedroom villa on one level, with 11m mooring and tourist license in Empuriabrava.

We present to you this magnificent contemporary villa, combining luxury, comfort, and space. Fully on one level, it has been designed to offer an elegant and functional living environment.

From the entrance, you will be captivated by its high-quality finishes and its tastefully decorated modern interior. The living area, bright and warm, is organized around an open kitchen that connects to the living and dining room, with direct access to the terrace.

The villa features four spacious bedrooms and four refined bathrooms, two of which are en suite, providing optimal comfort for hosting family and friends.

Access is made easy by a wide entrance and a generous garage offering multiple parking options. For boating enthusiasts, a private 11-meter berth completes the property, ideal for enjoying the coves and exceptional landscapes of the Gulf of Roses.

A rare advantage, the villa has a tourist license, making it both an ideal residence and a secure investment.

The outdoors invite relaxation with a heated swimming pool of 9 x 3.5 meters, a hammam, and a landscaped garden. The solar panels installed on the roof ensure efficient energy management, allowing you to enjoy the spaces in every season.

Features and extras: Hammam, heated pool (hot/cold), photovoltaic solar panels, reversible ducted air conditioning, electric gate, automatic blinds, cellar, alarm, and tourist license.

Transaction	Sale
Category	House with mooring
Municipality	Alt Empordà
Surface area	218 m ²
Rooms	4
Bathrooms	4 bathrooms
Garage	Yes
Washing machine	Yes
Terrace	Yes
Garden	Surface area
Mooring	Yes
Swimming pool	Yes
Air conditioning	Yes
Land	455 m ²
Furnished	Yes

1.185.000 €

