



Modern villa with 11m mooring, pool, hammam, single floor, tourist license in Empuriabrava.

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

We present to you this magnificent contemporary villa, which combines luxury, comfort, and space. Completely 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-end finishes and its tastefully decorated modern interior. The bright and welcoming living space is organized around an open kitchen connected to the living and dining area, with direct access to the terrace.

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

Access is facilitated through a wide entrance and a generous garage that allows for multiple parking possibilities. For sailing enthusiasts, a private 11-meter mooring completes the property, ideal for enjoying the exceptional coves and landscapes of the Gulf of Roses.

A rare feature, the villa comes with a tourist license, making it an ideal residence and a safe investment.

The outdoor areas invite relaxation thanks to 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 enjoyment of the spaces in all seasons.

Equipment and extras: Hammam, heated pool (warm/cold), photovoltaic solar panels, ducted reversible air conditioning, electric gate, automatic shutters, wine cellar, alarm, and tourist license.

The indicated price does not include taxes or expenses related to the sale (ITP or VAT, notary, property registration, and management fees).

The real estate intermediary fees are included in the price.

The property is sold in its current condition.

The information provided is indicative and may be subject to unintentional errors or omissions.

Transaction	Sale
Category	House with mooring
Situation	MEDES, 18B, Empuriabrava, Alt Empordà
Built area	218 m ²
Occup. cert.	CHG00139922001
Condition	Restored
Rooms	4
Bathrooms	4 bathrooms
Garage	Yes
Washing machine	Yes
Terrace	Yes
Mooring	Yes
Swimming pool	Yes
Air conditioning	Yes
Plot	455 m ²
Furnished	Yes

1.185.000 €

