



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 prestigious villa exclusively offers an exceptional living environment on a 1,000 m² south-facing plot. With 270 m² of living space and a 25-meter mooring, it is aimed at navigation enthusiasts and those seeking exceptional properties.

From the entrance, the ground floor captivates with its generous volumes, featuring a living area of approximately 80 m² that includes a contemporary kitchen with a central island, a dining area, and a cozy living room adorned with a wood stove. Large windows open to the terrace, the pool, and the canal, creating a perfect continuity between the interior and exterior. This level also includes a laundry room, a guest bathroom, and a room 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 private bathroom and access to the terrace, while two more bedrooms, an independent bathroom, and a WC 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 an equipped summer kitchen (sink and refrigerator), ideal for entertaining in total conviviality.

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

A rare villa in Empuriabrava, combining volumes, elegance, and a privileged location next to the canals.

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

Real estate brokerage fees are included in the price. The property is sold in its current state.

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

Transaction	Sale
Category	House with mooring
Situation	Carrer MEDES, 17, Empuriabrava, Alt Empordà
Built area	416 m ²
Useful area	270 m ²
Occup. cert.	CHG00180823001
Condition	Good condition
Rooms	6
Bathrooms	5 bathrooms , 2 toilets
Parking	Yes
Garage	35 m ²
Washing machine	Yes
Terrace	Yes
Mooring	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	1.000 m ²
Balcony	Yes

1.890.000 €

