



## EXCLUSIVE VILLA WITH MOORING IN EMPURIABRAVA.

### UNIQUE SOUTH-FACING PROPERTY WITH POOL ON THE ANAL.

Discover this exclusive villa located in the canals of Empuriabrava, facing south and set in a tranquil and privileged environment. The property features spacious and bright areas designed to offer comfort year-round.

With 6 bedrooms and 5 bathrooms, the villa has a functional and elegant layout, with large windows that connect the interior to the exterior.

The outdoor area includes a private pool, spacious terraces, and ideal spaces for relaxation or sharing moments with family and friends.

Additionally, the property includes a private mooring of 25 m, perfect for boating enthusiasts, as well as a garage, air conditioning, and high-end amenities. A unique opportunity to live by the water, enjoying comfort, natural light, and privacy in one of the most exclusive areas of Empuriabrava.

Transaction	Sale
Category	House with mooring
Work category	New construction
Situation	SC MEDES, Empuriabrava, Alt Empordà

Built area	416 m <sup>2</sup>
Useful area	270 m <sup>2</sup>

Occup. cert.	
Condition	
Rooms	6
Bathrooms	5 bathrooms , 2 toilets
Parking	Yes
Garage	Yes
Washing machine	Yes
Terrace	Yes
Mooring	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	1.000 m <sup>2</sup>
Balcony	Yes
Furnished	Yes

1.890.000 €



