



House for sale in Empuriabrava in a big channel with HUTG

Modern south-facing villa on the wide canal

Modern south-facing house, located on the wide canal of Empuriabrava, in one of the most exclusive and highly valued areas of the marina. The property enjoys excellent orientation, allowing it to make the most of natural light throughout the day and offering pleasant, bright spaces in every room. It features 4 bedrooms and 3 bathrooms, distributed in a functional way to provide comfort both for everyday living and holiday stays. Its spacious interior areas are designed to combine comfort, privacy, and practical living in a privileged setting. Located by the canal, this property brings together contemporary design, a prime location, and an excellent quality of life. In addition, it holds a tourist license, making it a very attractive option both for private use and as an investment. An ideal house for those looking for a modern home, well located, and with all the advantages of enjoying the Mediterranean lifestyle in Empuriabrava.

Transaction	Sale
Category	House with mooring
Situation	EBRE, Empuriabrava, Alt Empordà
Built area	205 m ²
Useful area	180 m ²
Occup. cert.	
Condition	Perfect condition
Rooms	4
Bathrooms	3 bathrooms
Parking	Yes
Garage	Yes
Terrace	Yes
Mooring	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	540 m ²
Furnished	Yes

1.495.000 €



