

## villa for sale Empuriabrava, Alt Empordà



Modern house in Empuriabrava, Requesens: Luxury and comfort just 1 km from the beach Discover this stunning detached house in one of the most sought-after areas of Empuriabrava, Requesens. With a modern and elegant design, this property offers a spacious entrance hall leading to a bright living room with a fireplace and large windows, where you can enjoy panoramic views of the garden, terrace, and magnificent 6x12 m swimming pool. The large kitchen with a central island and dining area is perfect for food lovers. On the ground floor, you'll find a suite-style bedroom with a private bathroom, ideal for added convenience. Upstairs, there are four additional bedrooms, all with en-suite bathrooms, ensuring privacy and comfort for the whole family. One of the bedrooms also features a large walk-in closet. The exterior of the house is equally impressive: a beautiful garden surrounds the property, along with a barbecue area and a spacious terrace equipped with electric awnings. The plot has parking space for up to three cars and a closed garage suitable for two vehicles. With features like air conditioning, ducted heating, underfloor heating, solar panels, and an alarm system, this house is synonymous with luxury and comfort. Built in 2013 and in excellent condition, this property boasts 381 m<sup>2</sup> of built area and 286 m<sup>2</sup> of usable space. Don't miss the opportunity to live in this oasis of tranquility and modernity in Empuriabrava. Come and visit it and fall in love with your new home! Real estate agency fees are included in the price. The price does not include taxes or expenses arising from the sale and purchase. The buyer shall bear the following costs: Property Transfer Tax (ITP), notary fees, Land Registry fees and, where applicable, financing costs.

### property details

Spanishestate id: **6358540**  
reference:: **KCSP-291**  
close to/ located: **Empuriabrava**  
region: **Alt Empordà**  
property type: **villa**  
rooms: **5**  
property surface: **381 m<sup>2</sup>**

### contact

real estate agent: **Villas Mondragon**  
name: **Maria Mondragon**  
spreekt: **English, French, Spanish**  
telefoon: **not available**

surface plot: **753 m2**  
price: **€ 1.295.000**