

## villa for sale Empuriabrava, Alt Empordà



Exclusive villa on a wide canal with a 14.20 m mooring – Empuriabrava In one of Empuriabrava's most privileged locations, on a wide canal, stands this exceptional villa with a private 14.20-meter mooring, designed for those seeking a unique property where luxury and nautical lifestyle blend seamlessly. The home has been designed with contemporary architecture and elegant lines, where natural light and a connection to the outdoors take center stage. Every space has been carefully considered to offer a sophisticated and comfortable living experience. On the main floor, the impressive living-dining room, bathed in light thanks to its large windows, opens onto a spectacular outdoor area with a terrace, swimming pool, and direct access to the mooring, creating an unparalleled setting on the waterfront. In addition, there is a garage that can be used as a fourth en-suite bedroom (the seller is offering this option to clients and is willing to do so before the sale). The upper floor houses three refined en-suite bedrooms, all designed to ensure maximum privacy and well-being, making each room a true sanctuary. Outside, the property boasts a generous parking area for several vehicles, ideal for an exclusive and social lifestyle.

**\*\*A property that redefines luxury on the Costa Brava: \*\*\* Prime location on a wide canal\* Private mooring of 14.20 m\* 3 independent suites plus the possibility of a fourth suite on the ground floor\* Swimming pool and spacious outdoor areas\* Contemporary architecture\* Exclusive and privileged setting\* Tourist License**

An extraordinary residence to enjoy the Mediterranean from the privacy of your own home, where every detail invites you to live a unique experience. For more information or to arrange a private viewing, please do not hesitate to contact us. 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 **6364077**  
id:  
reference:: **KCSP-349**  
close to/ located: **Empuriabrava**  
region: **Alt Empordà**  
property type: **villa**

### contact

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

rooms:	<b>3</b>
property surface:	<b>180 m2</b>
surface plot:	<b>492 m2</b>
price:	<b>€ 1.390.000</b>