

## villa for sale Empuriabrava, Alt Empordà



Exclusive villa with a 25m mooring, private garden, and pool in a privileged setting. Discover this elegant single-story villa, designed for those seeking privacy, spaciousness, and an exclusive lifestyle. Situated on a 994m<sup>2</sup> plot, the property offers 450 m<sup>2</sup> of living space and an exceptional 25-meter private mooring, perfect for boat enthusiasts. From the moment you step inside, the villa exudes comfort and sophistication. A spacious and bright 38m<sup>2</sup> living-dining room opens onto a beautifully landscaped glass-enclosed terrace, creating a seamless flow between indoors and outdoors with views of the lush garden and pool. The separate, fully equipped, and generously sized (21m<sup>2</sup>) kitchen combines functionality and design, ideal for both everyday use and entertaining. The sleeping area, designed for maximum comfort, features 5-6 elegant bedrooms and 5 full bathrooms, offering a perfect balance between privacy and well-being. The exterior is a true oasis: a mature garden with lush vegetation surrounds the property, guaranteeing an intimate and relaxed atmosphere, along with an exclusive pool area where you can enjoy the Mediterranean climate year-round. Ample parking with space for several vehicles both inside and outside the property. High-end features: \* Air conditioning \* Oil-fired central heating \* Partially electric shutters. As an added bonus, the property includes a \*\*separate studio with a kitchen and bathroom\*\*, ideal for guests, staff, or as additional private space. A unique residence that combines elegance, spaciousness, and an exceptional location, designed for those who appreciate understated luxury and quality of life. We invite you to discover this property in person. Contact us to arrange a private viewing. Some images have been digitally retouched. 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 **6366786**  
id:  
reference:: **KCSP-352**  
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>5</b>
property surface:	<b>473 m2</b>
surface plot:	<b>994 m2</b>
price:	<b>€ 1.800.000</b>