

## villa for sale Empuriabrava, Alt Empordà



Located in one of the most exclusive and sought-after areas of Empuriabrava, this fantastic property is just 100 meters from the beach and very close to the canal, offering privacy, spaciousness, and an excellent quality of life. The villa stands out for its ample outdoor spaces, excellent orientation, and the absence of neighbors opposite, allowing for tranquility and abundant natural light throughout the day. Among its main amenities are:

- Private pool
- Bioclimatic pergola
- Air conditioning in all rooms
- Several terraces and balconies
- Garage and private parking
- Separate apartment with independent access

The main house features a spacious and bright open-plan living/dining room connected to the kitchen and directly to the outdoors. On this floor, there is also a guest toilet, a full bathroom with shower, and a large bedroom with an office area and dressing room. Upstairs, there are two additional bedrooms, one with a balcony and unobstructed views, as well as a full bathroom with a shower and toilet. The property also includes a fully equipped, independent apartment comprising a kitchen, bedroom, bathroom with shower, and private balcony, ideal for guests, family, or even as a separate living space. Built on a plot of approximately 487 m<sup>2</sup>, this property represents a unique opportunity as either a primary residence or a second home by the sea. For more information or to arrange a viewing, please do not hesitate to contact us. Additional information: The real estate agency commission is included in the price. The price does not include taxes or closing costs. The buyer is responsible for: Property Transfer Tax (ITP), notary fees, registration fees, and, if applicable, financing costs.

### property details

Spanishestate **6384740**  
id:  
reference:: **KCSP-365**  
close to/ located: **Empuriabrava**  
region: **Alt Empordà**  
property type: **villa**  
rooms: **4**  
property surface: **327 m<sup>2</sup>**  
surface plot: **487 m<sup>2</sup>**  
price: **€ 599.000**

### contact

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