



EMPURIABRAVA: Exceptional luxury villa with a private mooring of 22 meters and pool for sale

This exceptional villa completed in 2001 is located in Empuriabrava in the privileged sector on a plot of 838 square meters south-facing on the main canal and has a private mooring of 20 meters. The beach is only at 2000 meters and all amenities are reachable on foot. The villa has a built surface of 690 square meters and is divided into three floors with unique finishes. On the main floor, it has a beautiful entrance hall, a spacious living-dining room, a separate fully equipped kitchen and pantry room, and WC. From the ground floor, you have access to the terrace, the pool, and the mooring. On the first floor, there are three bedrooms and three bathrooms. All bedrooms have access to a terrace and views of the swimming pool and the canal. On the underground floor, you will find two bedrooms, a bathroom, a huge party room with a bar. The villa has a spacious garage.

Key characteristics:

- Within walking distance to the beach (max. 2 Km), Exclusive property
- Private garden
- Fully equipped kitchen

Very good condition

Partly furnished

Covered patio

Environment:

Beautifully located, Quiet neighbourhood, Residential zone, Close to the sea, Close to the beach, Close to nature park, Close to shopping area, Close to town centre, Directly on the waterfront

View:

Canal / River view, Garden / Swimming pool view, Landscape & mountain view

Features - General:

Alarm system, Satellite TV, Washing machine

Features - Inside:

Bar, Basement / Cellar, Electric shutters, En suite bathroom, Mezzanine, Wine cellar

Features - Outside:

Automatic garage door, Automatic gate, Automatic watering system, Double glazed windows, Fenced yard, Garden lighting system, Large bay windows, Infinity pool, Pool with chlorine treatment

Rooms:

bedrooms

4 bathrooms

4 ensuite bathrooms

1 extra toilets

1 living/dining rooms

1 lounge/tv rooms

1 games rooms

1 laundry rooms

1 storage rooms

Mooring for motorboat with air draft < 2,80 m.

Length

22.00 m

Width

5.00 m

Depth

2.00 m

