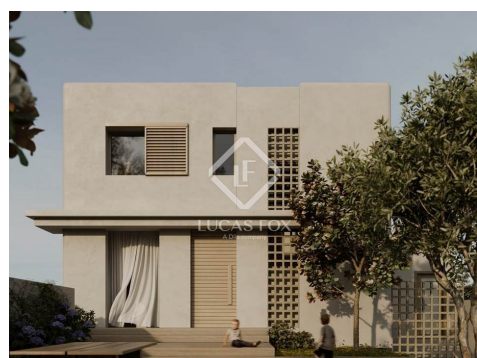


€1,450,000 House / Villa - For sale - New listing

## New-build villa in Empuriabrava with mooring and private pool

Spain » Costa Brava » Bay of Roses » 17487

<b>4</b>	<b>4</b>	<b>180m<sup>2</sup></b>	<b>492m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



**Contact us today for more information or to arrange a viewing**

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### OVERVIEW

## Modern luxury villa for sale in Empuriabrava with a 14.20 m mooring, private pool, 4 suites, and direct access to the canal.

Spectacular newly built villa located in one of the most prestigious areas of Empuriabrava.

Located directly on the wide canal and with a 14.20-meter private mooring, this unique property combines luxury, comfort, and an authentic Mediterranean lifestyle.

On the ground floor, the property has a spacious bedroom with an en-suite bathroom, ideal as a master bedroom or for guests.

The elegant open-plan living-dining room features large windows that provide abundant natural light and direct access to the private terrace, pool, and docking area, creating the perfect setting for relaxing or entertaining with friends and family.

The first floor houses three spacious bedrooms, each with its own private bathroom, offering maximum comfort and privacy for residents and guests.

Exterior, the villa has a large parking area for several vehicles, a highly valued feature in properties of this level, especially for those who enjoy entertaining.

This property represents an exceptional opportunity for those seeking a modern villa in Empuriabrava with a mooring and direct access to the sea. Don't miss this opportunity to live in one of the most exclusive nautical locations on the Costa Brava.

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Waterfront, Swimming Pool, Garden, Natural light, Parking, Views, Open kitchen, Heating, Exterior, Equipped Kitchen, Double glazing, Boat dock, Alarm, Air conditioning

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