

€649,000 House / Villa - For sale - New

## New-build semi-detached house with pool in the centre of Empuriabrava

Spain » Costa Brava » Empuriabrava » 17487

4 Bedrooms    3 Bathrooms    161m<sup>2</sup> Floorplan    507m<sup>2</sup> Plot size



Contact us today for more information or to arrange a viewing

+34 872 22 32 62 · costabrava@lucasfox.com · lucasfox.com · Calle Forgas i Elias 6, Begur, Spain

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## New-build semi-detached house with pool in the centre of Empuriabrava

**Modern semi-detached villa of new build with private pool and garage, located in a quiet central area of Empuriabrava, next to a small park.**

New build semi- semi-detached villa with private pool in the centre of Empuriabrava

Located on Requesens Street, in a quiet, central area of Empuriabrava, this modern , new build built semi- semi-detached villa combines design, comfort, and functionality. Next to the property is a small park, an ideal space for children to play and enjoy the outdoors.

The ground floor features a spacious and bright living-dining room with an open-plan kitchen and direct access to the exterior area, a bedroom , and a full bathroom . The upper floor comprises three bedrooms, one of which is en suite with a private bathroom, as well as a second full bathroom serving the rest of the floor.

The property is fully electric and equipped with a heat pump air conditioning system, as well as double-glazed windows, offering comfort, energy efficiency and reduced maintenance throughout the year.

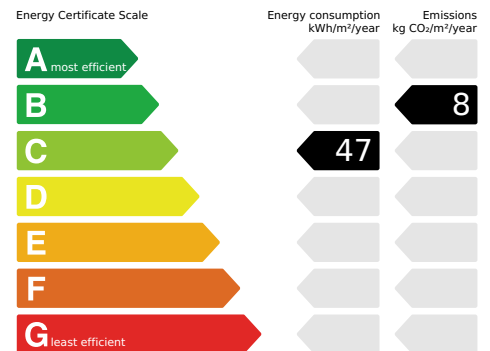
Exterior, the property features a pleasant terrace, a private pool, a garage for one vehicle, and parking space within the plot that can accommodate up to three cars.

Empuriabrava, known as the "Venice of the Mediterranean," is one of the most exclusive destinations on the Costa Brava thanks to its extensive network of navigable canals and direct access to the sea. In addition to its beaches and wide range of restaurants, the town offers all kinds of amenities, water sports, and one of the most prestigious skydiving centers in Europe. Its excellent location allows you to reach the French border in approximately 30 minutes, Girona-Costa Brava Airport in about 45 minutes, and Barcelona-El Prat Airport in around 1 hour and 45 minutes, making it an ideal option for both year-round living and enjoying a second home.



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Swimming Pool, Private garage, Natural light, Parking, Views, Utility room, Playground, Open kitchen, New build, Heating, Exterior, Double glazing, Balcony, Alarm, Air conditioning



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The property is situated in Empuriabrava, Costa Brava, with its location indicated approximately in accordance with current regulations. It comprises 161 m<sup>2</sup> built and 120 m<sup>2</sup> usable. The property is in excellent condition. The total sale price is €649,000. The price quoted does not include taxes or costs associated with the sale, which, in accordance with current legislation, are payable by the buyer; in this case, the following will apply: property transfer tax. Nor does it include notary or land registry fees. An energy performance certificate is available for the property. As regards the certificate of occupancy, we have it, with number CHG00609115\*\*\*, which we will make available upon request by the interested party. Large Property Holder status: No. AICAT registration number 13225 and API 4089.

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