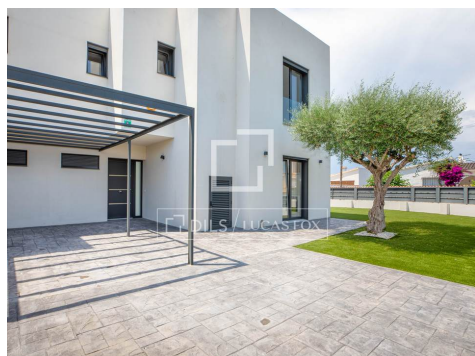


€739,000 House / Villa - For sale - New

Modern semi-detached house with private pool and mooring option in Empuriabrava

Spain » Costa Brava » Empuriabrava » 17487

4	3	169m ²	625m ²
Bedrooms	Bathrooms	Floorplan	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

€739,000 House / Villa - For sale - New

Modern semi-detached house with private pool and mooring option in Empuriabrava

Modern semi-detached villa with private pool and option to rent a mooring a few meters away. Southwest facing, ideal for living in or enjoying Empuriabrava.

Modern semi-detached villa with pool and excellent location, southwest facing

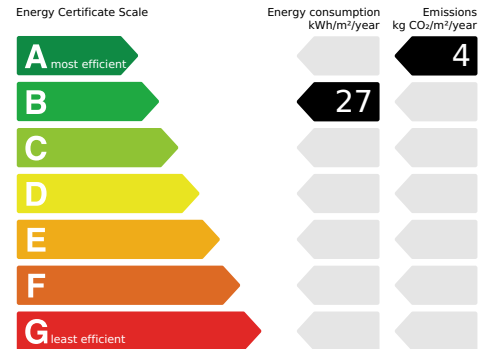
Located in the peaceful area of Requesens, just steps from a small harbor with the option to rent a mooring, this modern semi-detached villa combines comfort, design, and a prime location. The ground floor features a spacious and bright living-dining room with direct access to the pool, an open-plan kitchen, a bedroom, and a full bathroom. The upper floor comprises three bedrooms, two bathrooms, and a large roof terrace with pleasant views. Thanks to its southwest orientation, the property enjoys abundant natural light throughout much of the day. Furthermore, 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 minimal maintenance year-round.

Empuriabrava, known as the "Venice of the Mediterranean," is renowned for its extensive network of navigable canals and direct access to the sea. It's an ideal destination for year-round living as well as summer holidays, boasting beaches, water sports, excellent cuisine, and a prestigious skydiving centre that makes the town an international benchmark for the sport.



lucasfox.com/go/cbr70608

Swimming Pool, Garden, Private garage, Natural light, Parking, Views, Utility room, Storage room, Open kitchen, New build, Heating, Exterior, Double glazing, Chill out area, Alarm, Air conditioning



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

€739,000 House / Villa - For sale - New

Modern semi-detached house with private pool and mooring option in Empuriabrava



The property is situated in Empuriabrava, Costa Brava, with its location indicated approximately in accordance with current regulations. It comprises 169 m² built and 120 m² usable. The property is in excellent condition. The total sale price is €739,000. 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 CHG00327817***, which we will make available upon request by the interested party. Large Property Holder status: No. AICAT registration number 13225 and API 4089.

Marketed by Dils Lucas Fox (Lucas Trading, S.L., company registration number B64125438), acting as a real estate intermediary. The information provided is for information purposes only, based on details supplied by the owner, and is subject to change. It does not constitute a contractual offer.

Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

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