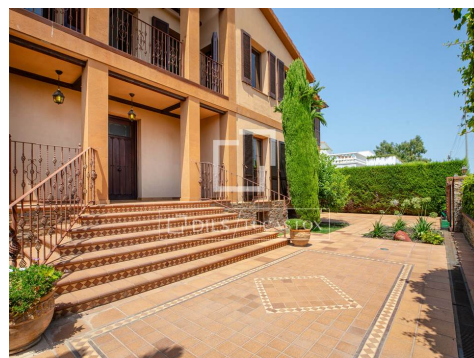


€2,870,000 House / Villa - For sale - New

Exclusive villa with a 24-metre private mooring and tourist licence in Empuriabrava.

Spain » Costa Brava » Empuriabrava » 17487

9	5	194m ²	982m ²
Bedrooms	Bathrooms	Floorplan	Plot size



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€2,870,000 House / Villa - For sale - New

Exclusive villa with a 24-metre private mooring and tourist licence in Empuriabrava.

Exclusive luxury villa of 584 m² with 9 bedrooms, private 24 m mooring, swimming pool, sauna, tourist license and high quality finishes in one of the best areas of Empuriabrava.

In the heart of Empuriabrava, the largest residential marina in Europe, lies this exclusive villa that combines luxury, spaciousness, and an excellent investment opportunity. Situated on a 982 m² plot with 584 m² of living space, the property offers a privileged lifestyle alongside the navigable canals of the Costa Brava.

One of its main attractions is its 24-meter private mooring, ideal for large vessels with direct access to the sea. Furthermore, it has a tourist license, allowing for a return of up to €30,000 per month during peak season, making it an exceptional option both as a permanent residence and as an investment.

The property has been built with top-quality materials and equipped with an advanced climate control system, combining centralized air conditioning on each floor with a heat pump and underfloor heating, offering exceptional thermal comfort year-round. The finishes are elegant, featuring ceramic tile floor on the main floor and basement, and high-quality parquet flooring on the upper floor .

The main floor opens into a spacious entrance hall that leads to the various rooms. A bright living-dining room stands out, offering views from three sides and large windows that connect to the terrace, garden , and private pool. The exterior area also features a large terrace with a barbecue, perfect for enjoying the Mediterranean climate.

On this same floor, you'll find a spacious separate kitchen, an elegant suite with an en-private bathroom equipped with a shower, and an exclusive wellness area directly connected to the bedroom, where a private sauna offers direct access to the garden and swimming pool. A garage with space for one vehicle and direct access to the property completes this floor .

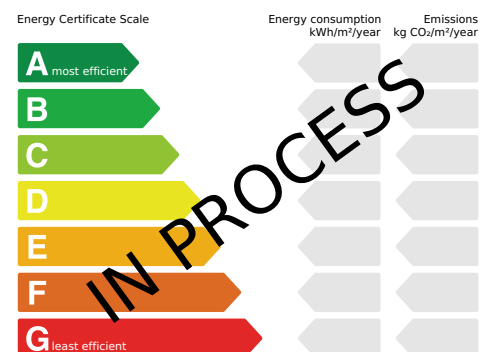
The upper floor is dedicated to the bedroom area and houses six spacious bedrooms, all of them very bright and generously sized. The master suite has an en-private bathroom with a bathtub, as well as a large dressing room. Two of the bedrooms have access to a terrace facing the main facade.

The basement floor expands the possibilities of the property with a double bedroom , a second suite with dressing room and private bathroom, a machine room, a large separate laundry room with full bathroom and a practical storage room.



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Sea views, Mountain views, Terrace, Swimming Pool, Garden, Spa, Private garage, Wooden flooring, Natural light, High ceilings, Underfloor heating, Parking, Walk-in wardrobe, Views, Utility room, Tourist License, Storage room, Solar panels, Outdoor kitchen, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Central vacuum system, Built-in wardrobes, Boat dock, Barbecue, Balcony, Alarm, Air conditioning



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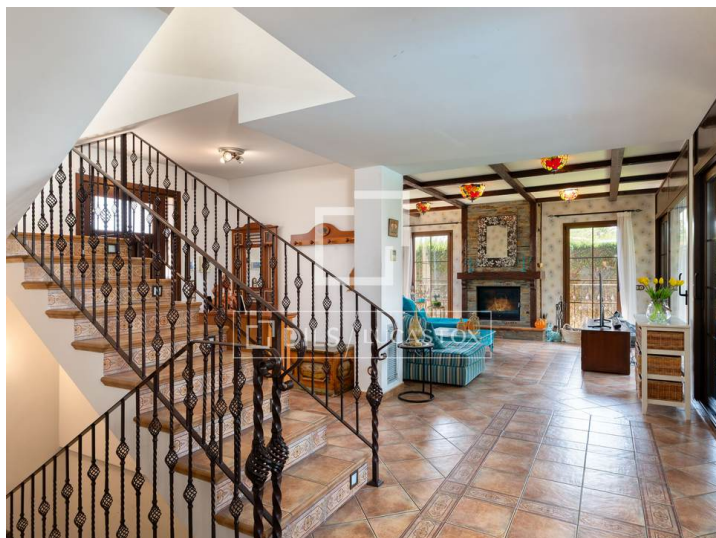
This property has all the characteristics of a high-end residence: spacious rooms, top-quality finishes, state-of-the-art air conditioning with underfloor heating, tourist license, private 24-meter mooring and a privileged location, making it a unique opportunity to enjoy the authentic Mediterranean lifestyle or make a solid real estate investment.

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The property is located in Empuriabrava, Costa Brava, with the approximate location indicated in accordance with current regulations. It has a constructed area of 584 m² and a usable area of 284 m². The property is in excellent condition. The total sale price is €2,870,000. The indicated price does not include taxes or expenses associated with the sale, which, according to current legislation, are the responsibility of the buyer; in this case, the Property Transfer Tax (ITP) will apply. It also does not include notary or land registry fees. Regarding the certificate of occupancy, we have it, number CHG6162512***, which we will make available upon request. Large Property Owner Status: No. AICAT Registration Number 13225 and API 4089.

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