

Empuriabrava exclusive modern villa for sale in prime location

Spanien Immobilien Welt Seite 1 / 12



Prices & Costs

Brokerage Im Preis enthalten

Purchase Price €1,040,000



Property description

For sale is a spacious villa built in 2013, offering $381~\text{m}^2$ of living space on a $753~\text{m}^2$ plot – a true unique property with the highest level of comfort. The house is situated in a prime location in Empuriabrava, just 100~meters from the marina and town center.

The ground floor welcomes you with a large entrance hall that opens into a bright, open-plan living and dining area with a modern kitchen. From here, you can step directly into the beautifully landscaped garden with a private swimming pool - perfect for relaxing outdoor moments. Additionally, the ground floor features a double bedroom and a fully equipped bathroom. On the upper floor, you will find a spacious landing that leads to four bedrooms. Three of these are luxurious suites, one of which has access to a terrace with stunning views of the garden. Another highlight is the generous 40 m² garage, providing ample space for vehicles and additional storage. Key features include:

- Air conditioning for comfortable temperatures
- Efficient heating system with ductwork and underfloor heating
- Environmentally friendly solar panels
- High-quality materials and modern technology

This exclusive villa perfectly combines comfort, style, and location - ideal as a luxurious family home or stylish holiday residence.

Spanien Immobilien Welt Seite 2 / 12



Details of the property

Living space 381 m^2

Plot area 753 m²

Bedrooms 5

Bathrooms 5

Year of construction 2013

Condition of the Well kept

property

Sale status open



Location

Empuriabrava, also known as Ampuriabrava, was founded in 1967 and is affectionately referred to as the "Little Venice of Spain." Picturesquely located on the Gulf of Roses on the Costa Brava, this charming town has developed into one of Europe's most beautiful water sports destinations. Originally built on marshland, Empuriabrava now shines as a Mediterranean holiday paradise inspired by the design of Florida.

The heart of Empuriabrava is its network of over 30 kilometers of navigable canals, which wind through the entire town and give it its unique character. With more than 5,000 moorings, the marina of Empuriabrava is considered the largest in Europe. Many of the luxurious villas and holiday homes feature gardens with private pools and direct boat access, allowing boats to dock right at the doorstep. Thanks to a smart road system, properties are easily accessible both by car and by boat via the canals.

In addition to its famous marina, Empuriabrava is also a hotspot for skydiving.

Spanien Immobilien Welt Seite 3 / 12



Features

General categorization Luxurious

Bathroom Shower, Bathtub

Kitchen Fitted kitchen, Open

Chimney Yes

Kind of heating underfloor

Air-conditioned Yes
Garden use Yes

furbished partly

Cable / Satellite TV Yes

Swimmingpool Yes

Wasching-/ drying room Yes

Storage Yes

Construction type Massive



Water sports enthusiasts can enjoy activities such as windsurfing, kitesurfing, and sailing. There are also numerous hiking and cycling trails that run through the picturesque surrounding landscape. The town is flanked by the rivers Ríu La Muga and Rec els Salins, which complete the idyllic scenery..

Spanien Immobilien Welt Seite 4 / 12





Features

The house is partially furnished.

Spanien Immobilien Welt Seite 5 / 12





Others

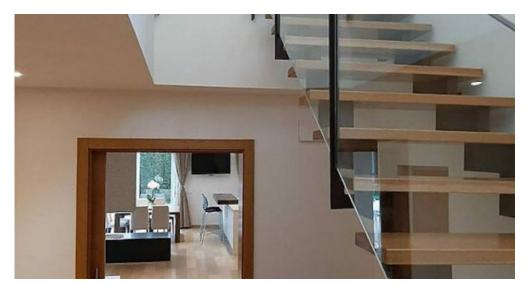
Contact us now to learn more about this dream property in Empuriabrava!.

Spanien Immobilien Welt Seite 6 / 12





Empuriabrava exklusive moderne Villa in bester Lage



Empuriabrava exklusive moderne Villa in bester Lage



Empuriabrava exklusive moderne Villa in bester Lage



Empuriabrava exklusive moderne Villa in bester Lage

Spanien Immobilien Welt Seite 7 / 12





Empuriabrava exklusive moderne Villa in bester Lage



Empuriabrava exklusive moderne Villa in bester Lage



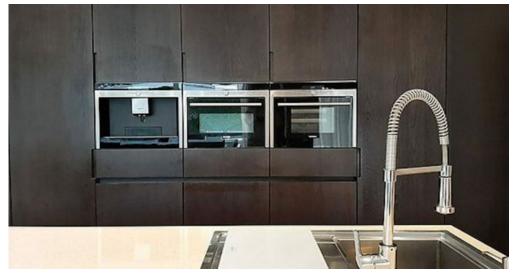
Empuriabrava exklusive moderne Villa in bester Lage



Empuriabrava exklusive moderne Villa in bester Lage

Spanien Immobilien Welt Seite 8 / 12





Empuriabrava exklusive moderne Villa in bester Lage



Empuriabrava exklusive moderne Villa in bester Lage



Empuriabrava exklusive moderne Villa in bester Lage



Empuriabrava exklusive moderne Villa in bester Lage

Spanien Immobilien Welt Seite 9 / 12





Empuriabrava exklusive moderne Villa in bester Lage



Empuriabrava exklusive moderne Villa in bester Lage



Empuriabrava exklusive moderne Villa in bester Lage



Empuriabrava exklusive moderne Villa in bester Lage

Spanien Immobilien Welt Seite 10 / 12





Empuriabrava exklusive moderne Villa in bester Lage

Spanien Immobilien Welt Seite 11 / 12



Spanien Immobilien Welt Seite 12 / 12