Empuriabrava holiday home on the canal with private pool and boat mooring 12m

Prices & Costs

Brokerage	Im Preis enthalten
Purchase Price	€840,000
Free places	1
Garages	1



Property description

In one of the most sought-after residential areas of Empuriabrava – right on the main canal, with a private 12.5 m mooring and just a short distance from the sea, restaurants, and shops – lies this fully renovated holiday home. This modern villa perfectly blends Mediterranean charm with contemporary comfort.
The Special Feature:
Thanks to expansive floor-to-ceiling windows, the indoor and outdoor spaces merge seamlessly, allowing natural light to flood the rooms throughout the day. The beautifully maintained outdoor area with swimming pool invites you to relax, while the direct access to the main canal offers boating enthusiasts a unique sense of freedom.
Location:
Peaceful yet central – only a few minutes' walk or bike ride to shops, restaurants, and the sandy beach. Ideal for water sports enthusiasts, families, and anyone wishing to enjoy the Mediterranean lifestyle in one of the Costa Brava's most exclusive locations.
Highlights at a Glance:
• Prime location: Directly on the main canal, only minutes by boat to the sea
• Private mooring: 12.

Details of the property

Living space	150 m²
Plot area	437 m²
Bedrooms	3
Bathrooms	3
Parking spaces	1
Terraces	20
Condition of the property	Partly/totally renovated
Sale status	open
Last modernization	2024



150 m² on a 437 m² plot
• Layout: 3 bedrooms with en-suite bathrooms, bright living/dining area, modern open-plan kitchen, guest WC, utility room, and technical/storage room
• Outdoor living: Swimming pool (8 x 4 m) with sun terrace, outdoor shower, and atmospheric exterior lighting
• Features: Central reversible air conditioning, aluminium windows with double glazing, electric shutters
• Comfort & extras: Garage, additional parking space (suitable for motorhome), fully furnished and ready to move in
Conclusion:
This villa is not only a dream home but also a secure investment in a top location – move in, settle down, and feel at home.

Features

General categorization	Upmarket
Kitchen	Fitted kitchen, Open
Air-conditioned	Yes
Type of parking spot	Garage, Outdoor parking spot
Garden use	Yes
furbished	fully
Cable / Satellite TV	Yes
Swimmingpool	Yes
Wasching-/ drying room	Yes
Storage	Yes
Roller blind	Yes
Construction type	Massive



Location

Empuriabrava – The Little Venice of Spain – also known as Ampuriabrava – is situated directly on the Gulf of Roses along the Costa Brava. With over 30 km of navigable canals and the largest marina in Europe, boasting more than 5,000 moorings, Empuriabrava is a paradise for boating enthusiasts. Many villas and holiday homes feature private boat docks and swimming pools. This charming waterside town offers ideal conditions for water sports, skydiving, as well as cycling and hiking tours. Mediterranean lifestyle, maritime charm, and excellent infrastructure make Empuriabrava a truly unique place to live or spend your holidays..



Features

The house is partially furnished.



Others

Move in, dock your boat, and enjoy life by the water! Feel free to contact us for more information or to schedule a viewing..



Empuriabrava Ferienhaus mit privatem Pool - Bootsplatz



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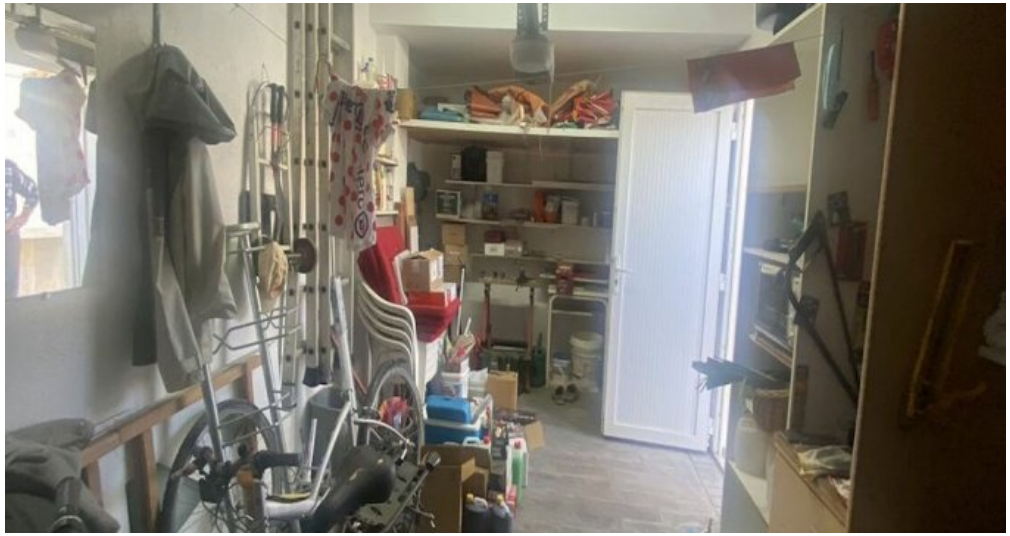
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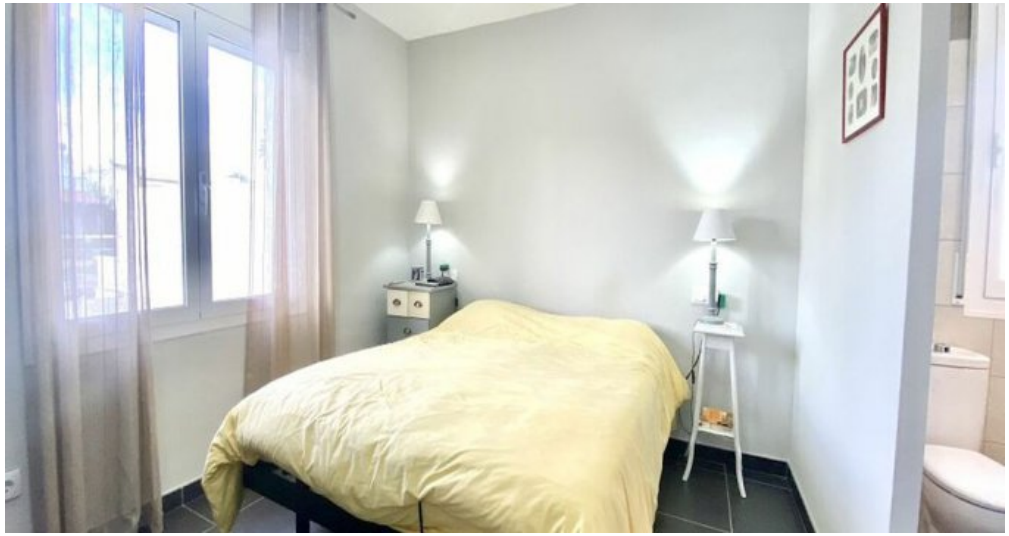
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