Empuriabrava exclusive modern villa for sale in prime location

Prices & Costs

Brokerage	Im Preis enthalten
Purchase Price	€1,040,000



Property description

For sale is a spacious villa built in 2013, offering 381 m² of living space on a 753 m² 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.

Details of the property

Living space	381 m²
Plot area	753 m²
Bedrooms	5
Bathrooms	5
Year of construction	2013
Condition of the property	Well kept
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.

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

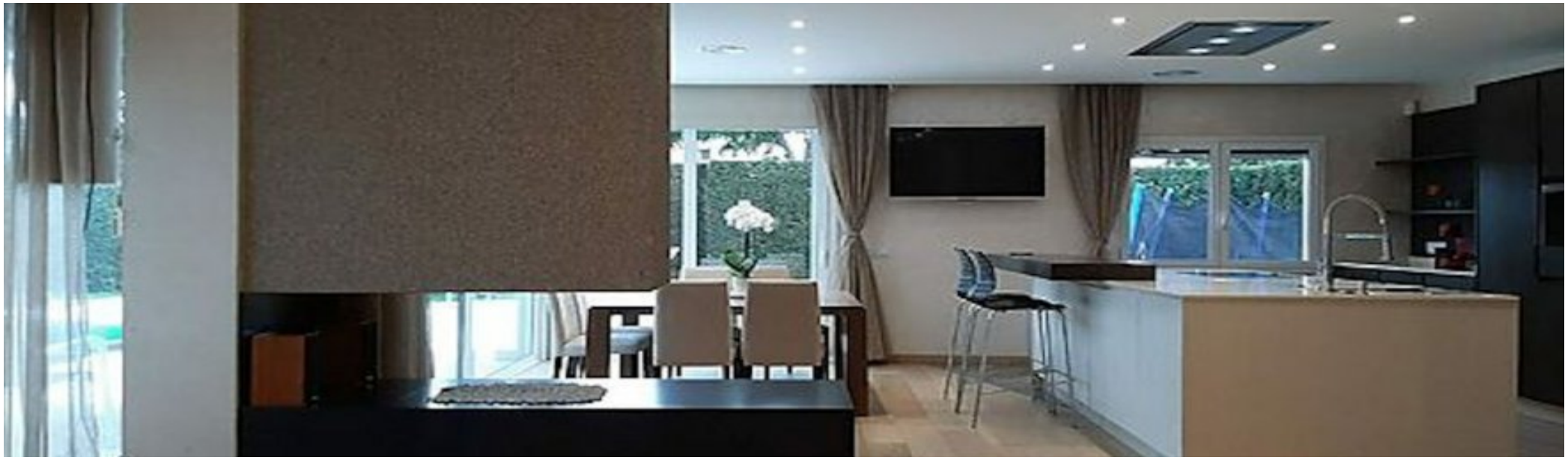


Water sports enthusiasts can enjoy activities such as windsurfing, kitesurfing, and sailing. There are also numerous hiking and cycling trails that run through the picturesque surrounding landscape. The town is flanked by the rivers Ríu La Muga and Rec els Salins, which complete the idyllic scenery..



Features

The house is partially furnished.



Others

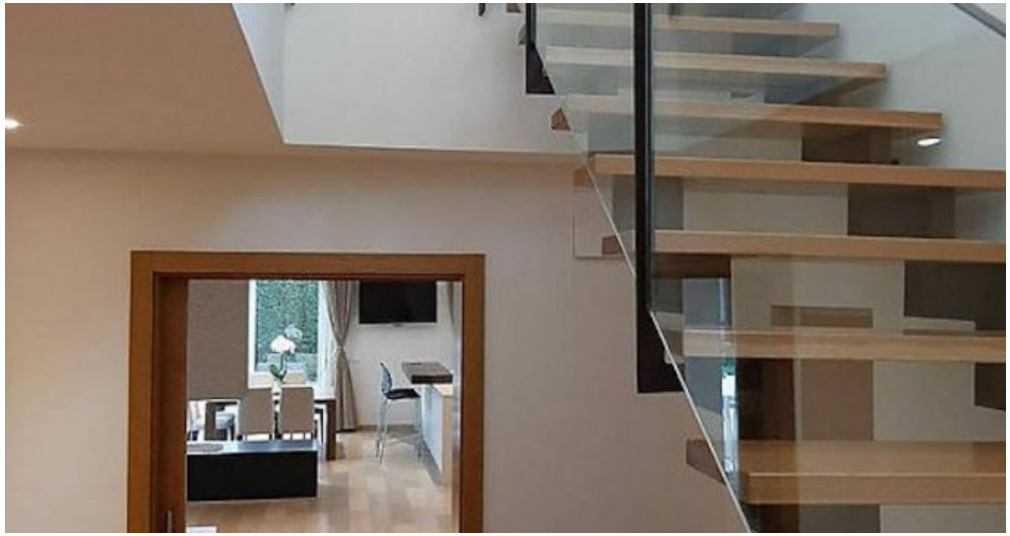
Contact us now to learn more about this dream property in Empuriabrava!.



Empuriabrava exklusive moderne Villa in bester Lage



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