

# Luxury Villa with Tourist License in a Prime Location of Empuriabrava

## Prices & Costs

Brokerage	Im Preis enthalten
Purchase Price	€1,299,000



## Property description

This exclusive, recently fully renovated villa in Empuriabrava is a true gem on the Costa Brava. Situated on a spacious plot, this top-class property boasts a prime canal-side location with private harbor access - perfect for boat enthusiasts and anyone who values quality of life and comfort. With an impressive living area of approximately 458 m<sup>2</sup>, the estate offers plenty of space for the whole family or is ideal for tourist rentals - thanks to a valid tourist license.

The generous layout impresses throughout:

- On the ground floor, you will find a bright living and dining area with a modern open kitchen, as well as a spacious bedroom with an en-suite bathroom.
- The upper floor features seven additional bedrooms, five bathrooms, a dressing area with an en-suite bathroom, and a large terrace with stunning canal views.

Highlights of the property include:

- Indoor pool with spa area and sauna
- Large outdoor pool in a sunny south-facing location
- Underfloor heating & air conditioning in every room
- Summer kitchen and outdoor shower
- Modern technology & high-quality materials
- Privacy in an exclusive residential area

This villa offers not only luxurious living but also an excellent investment

opportunity in one of Spain's most popular regions.

## Details of the property

Living space	458 m <sup>2</sup>
Plot area	720 m <sup>2</sup>
Bedrooms	8
Bathrooms	6
Half bathrooms	1
Terraces	1
Condition of the property	Partly/totally redeveloped
Sale status	open



## Location

Empuriabrava - the Little Venice of Spain - Empuriabrava, also known as Ampuriabrava, is located on the Gulf of Roses on the Costa Brava and is considered one of Europe's largest water sports centers. Founded in 1967, this marina town was designed based on the model of Florida and today boasts over 30 km of navigable canals and more than 5,000 boat berths - the largest marina in Europe. Many houses have their own docks and pools, easily accessible by car and boat. Besides water sports such as sailing, windsurfing, and kitesurfing, Empuriabrava is also famous for skydiving. Cycling and hiking trails, as well as the rivers La Muga and Rec els Salins, complete the range of leisure activities in this unique coastal town..

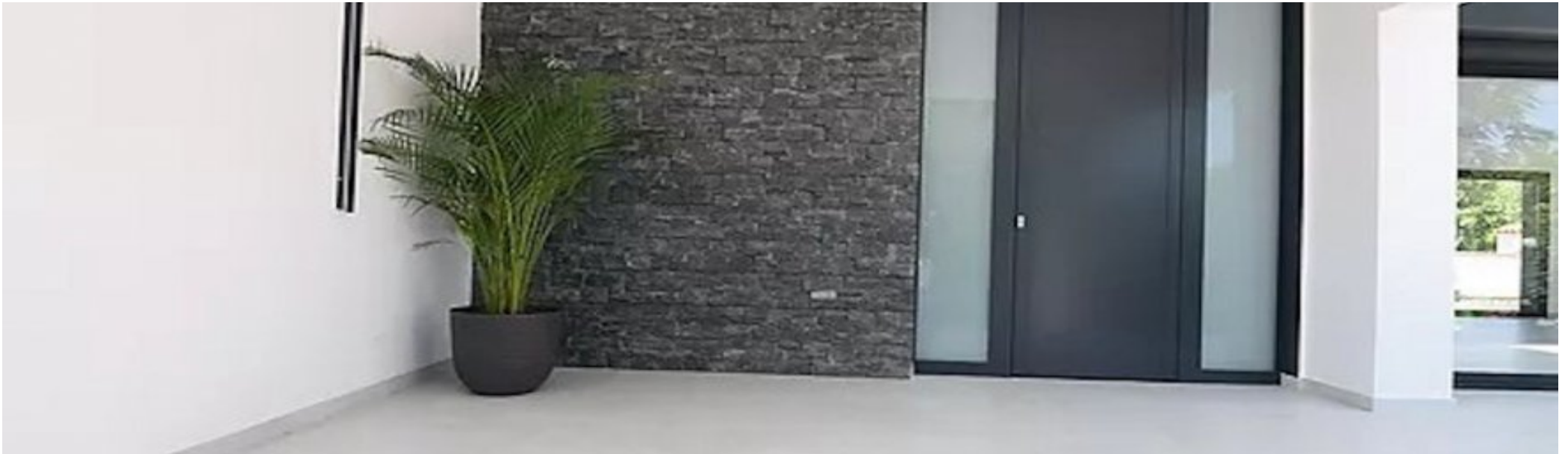
## Features

Rooms alterable	Yes
Bathroom	Shower, Bathtub
Chimney	Yes
Air-conditioned	Yes
Garden use	Yes
furished	fully
Cable / Satellite TV	Yes
Sauna	Yes
Swimmingpool	Yes
Wasching-/ drying room	Yes
With cellar/basement	No
Storage	Yes
Construction type	Massive
Guest WC	Yes



## Features

.



## Others

Make your dream of living in Spain come true in Empuriabrava - arrange a viewing appointment now!.



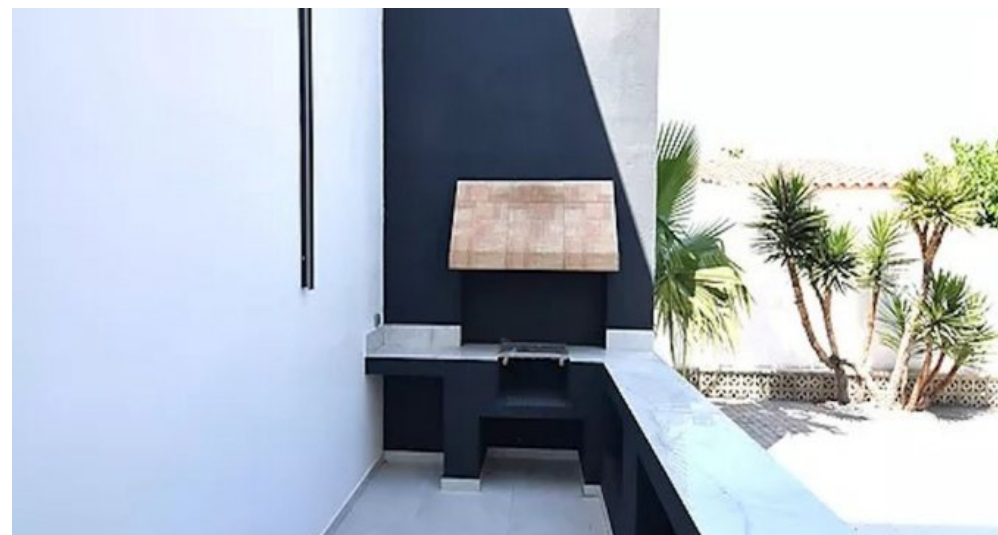
Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



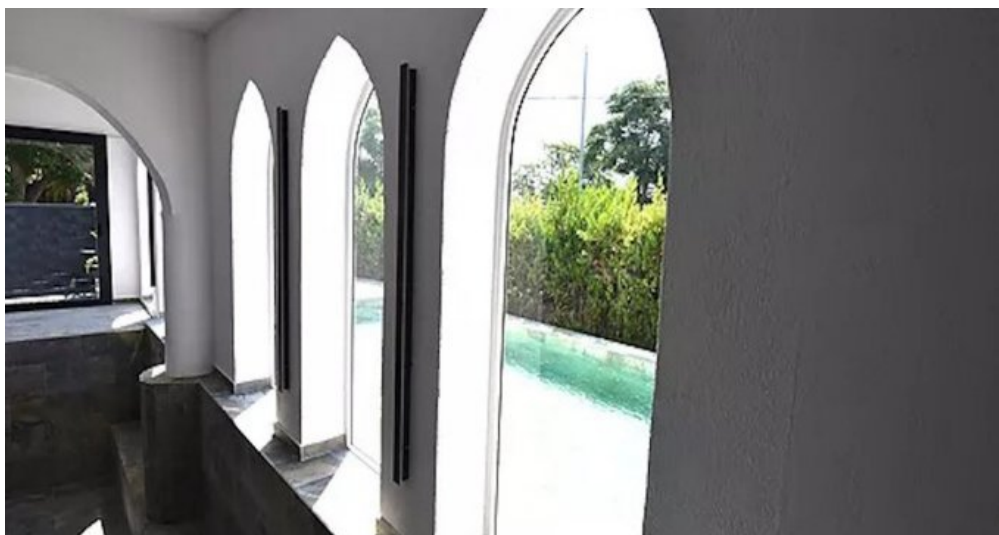
Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



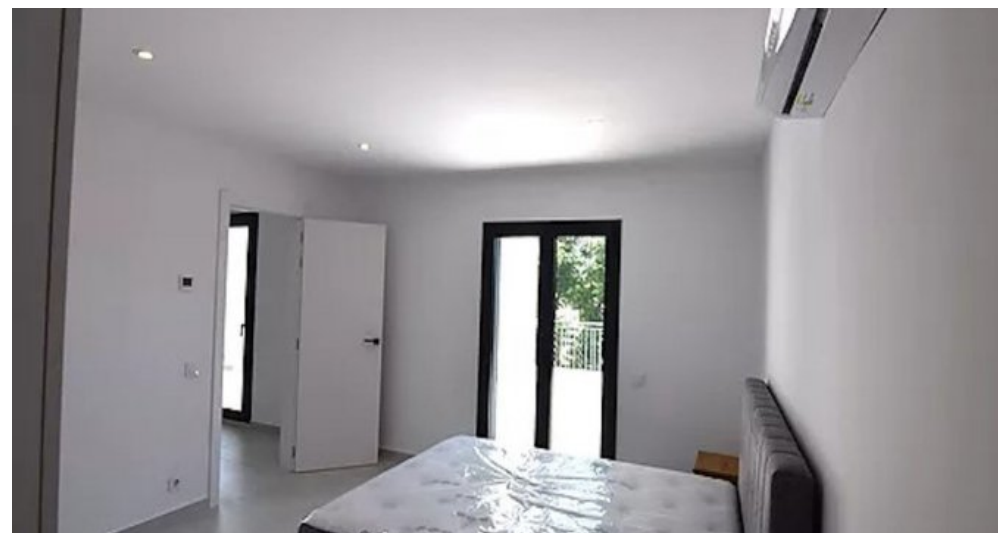
Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



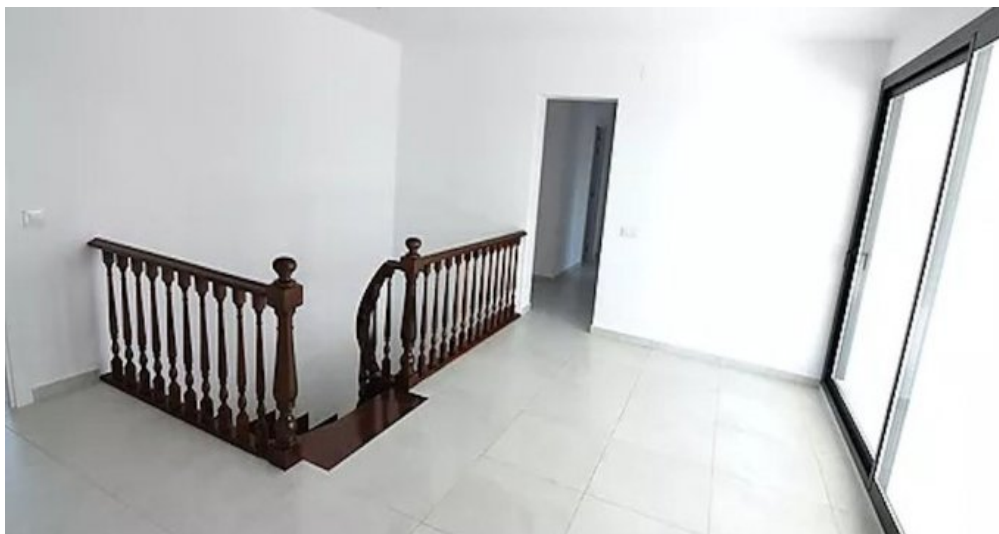
Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



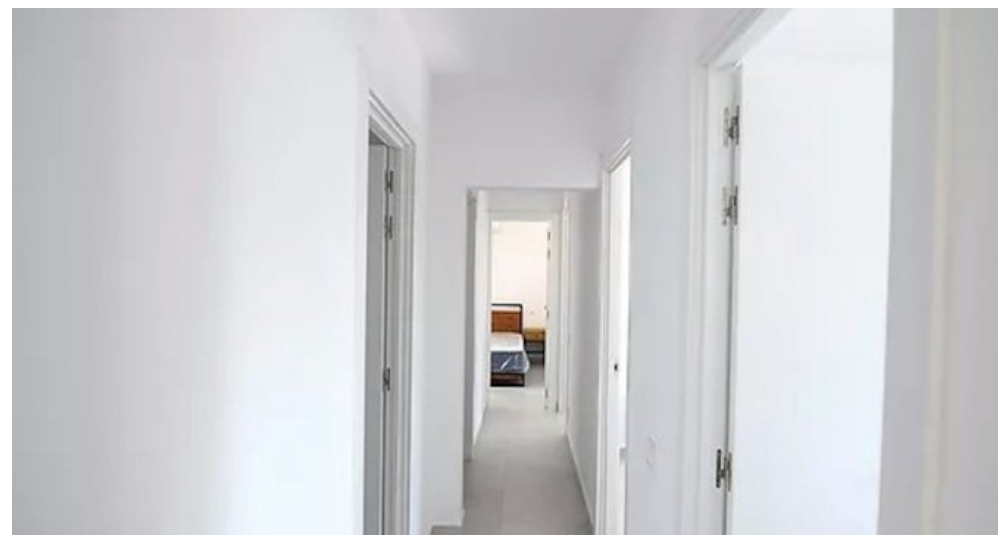
Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



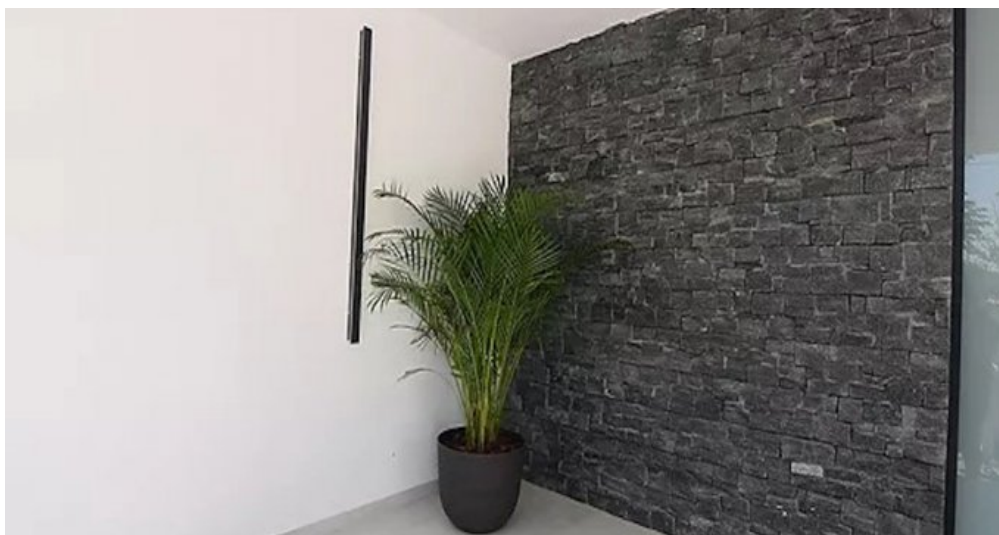
Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



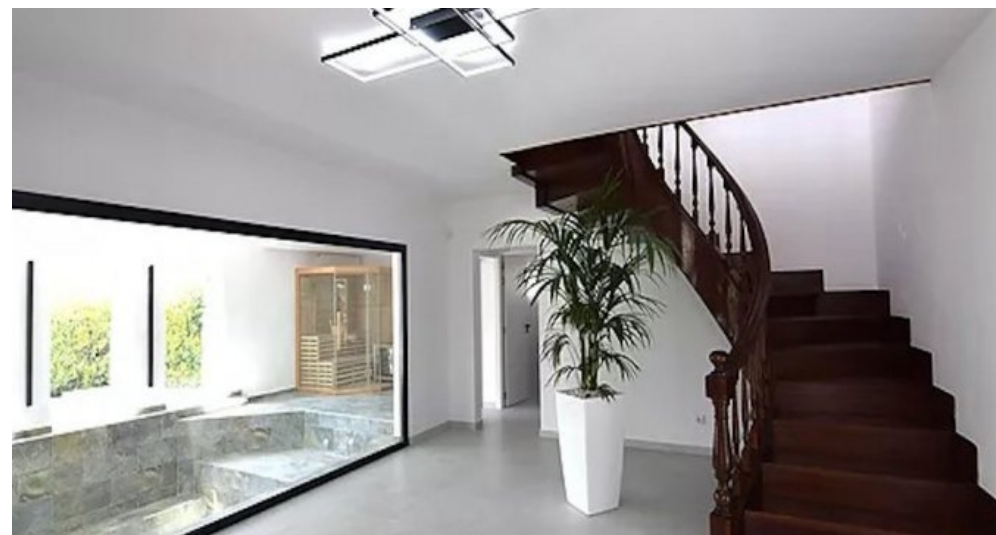
Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava



Luxushaus zu verkaufen in Empuriabrava - Spanien - Costa Brava

