



Spectacular villa on the large canal with 5 bedrooms en suite

Newly built modern villa with a mooring of 22.5m. South facing

Single-family house located in the heart of Empuriabrava. Mediterranean style, it is located on a large plot of 1070 m² on the Llobregat canal. Its constructed area is 329.29 m² and it has 5 double bedrooms, all suites, a magnificent living room with a beautiful central fireplace and a cozy dining room with a large open American kitchen. South orientation

In addition, the house has a parking, laundry room and several dressing rooms. The house has got floor radiation heating, aerothermal system and central air conditioning. The garden is arranged on two different levels: the highest one opens directly to the living room and the kitchen. The lower terrace is the pool and a chill out area with kitchen and outdoor bar.

The windows are all made of aluminum with thermal break

Price: 2.995.000 €

The garden is practically tiled in its entirety and has a covered pergola area. The house offers privacy to the canal and neighboring houses. It has also has a superior room with a private solarium overlooking the canal.

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| Transaction: | Sale | Category: | House with mooring |
| Work category: | New construction | Situation: | Alt Empordà |
| Surface area: | 330 m ² | Rooms: | 5 |
| Bathrooms: | 5 bathrooms , 1 toilet | Parking: | Yes |
| Garage: | Yes | Washing machine: | Yes |
| Utility room/area: | Yes | Terrace: | Yes |
| Garden: | Yes | Mooring: | Yes |
| Swimming pool: | Yes | Central heating: | Yes |
| Air conditioning: | Yes | Plot: | 1.070 m ² |
| Balcony: | Yes | Furnished: | Yes |