I-VEO
SYNERGY REAL ESTATE

Lucia Iacob

Tel: 0034622 88 69 08
luciaiacob@i-veo.com

3 700 000 € | Ref. IV945 | Girona

5	3	✔	391 sqm	1423 sqm	✔	1977

Luxury villa in Empuriabrava with a 31.50 m mooring on a navigable canal | Prime location

Exclusive villa in one of the most prestigious areas of Empuriabrava, with 31,50 meters of private mooring and direct canal access, an exceptional and hard-to-find asset in today's market. Designed for a discerning profile, this property combines privacy, spaciousness, and a nautical lifestyle where the connection with the water is part of everyday life. The spacious living room, flooded with natural light thanks to its large windows, opens to the exterior, creating a seamless flow between indoor and outdoor spaces. The bar area invites leisure and entertaining, while the separate kitchen provides functionality and discretion. In the daytime area, an elegant office with built-in wooden furniture offers an ideal space to work in a □□□□ and sophisticated environment. The sleeping area is arranged around different environments. The master suite, with direct canal views, becomes a standout space thanks to its size and full bathroom. The remaining bedrooms, bright and well-oriented, offer views of the garden, canal, or marina, providing versatility and comfort. Outside, the property invites...

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General features

- TV
- Dishwashing machine
- Fitted wardrobes
- Equipped kitchen
- Safe
- Pool
- Garden
- Proximity: Airport, Beach, Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Pergola
- Built year: 1977
- Gated community

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- Heating
- Washing machine
- Air conditioning
- Fireplace
- Walk-in wardrobe
- Gas central heating
- Pool type: Private
- Garden type: Private garden
- Solarium
- Courtyard
- Floors: 1
- Laundry
- Parking
- Wine cellar
- Storage room
- Security alarm
- Electric garage gate
- Pantry
- Bar
- Quiet Location
- Gas fire
- Irrigation System
- Barbecue
- Uninterrupted views
- Solar orientation: South
- Garage
- Parking places
- Double parking space
- Mooring: 31,50
- Basement
- Views: Sea views, Mountain views, Beach view, City view, Pool view, Urbanization view, Garden view
- Double glazing
- Automatic irrigation
- Walking distance to beach
- Kitchen
- Central location
- Parking space
- Hydrotherapy Bath
- Security door
- Energetic certification: G
- Terrace
- Furnished