



## Luxurious house with 20m mooring before the bridges in Empuriabrava

Elegant contemporary villa with 20m mooring in Empuriabrava (Costa Brava).

Discover this luxurious property with exquisite decoration and a modern and innovative design. Enjoy large indoor and outdoor spaces with wonderful views of the canal that will give you the best living experience on the coveted Costa Brava.

On the ground floor, a spacious living-dining room with terrace, open-plan kitchen, billiard room, bar and laundry room.

On the upper floor, a master suite with private bathroom, two en-suite bedrooms with views of the port, two double bedrooms, a 4th bathroom and a versatile space that can be used as an additional bedroom.

In addition, the roof terrace has a gym, large terrace with swimming pool and summer kitchen area.

The basement includes a spacious garage for 2 vehicles.

The 20m mooring will allow you to have any boat (a motorboat with fly, a sailboat etc).

**Price: 1.750.000 €**

Services included: double glazing, reversible air conditioning, electric shutters, oil central heating with thermostat per zone, and many more amenities that we invite you to discover.

Don't miss the opportunity to live in this exclusive paradise in Empuriabrava!

Transaction:	Sale	Category:	House with mooring
Situation:	Alt Empordà	Surface area:	631 m <sup>2</sup>
Rooms:	6	Bathrooms:	4 bathrooms , 1 toilet
Garage:	Yes	Washing machine:	Yes
Utility room/area:	Yes	Terrace:	Yes
Courtyard:	Yes	Mooring:	Yes
Swimming pool:	Yes	Central heating:	Yes
Air conditioning:	Yes	Plot:	392 m <sup>2</sup>
Balcony:	Yes		