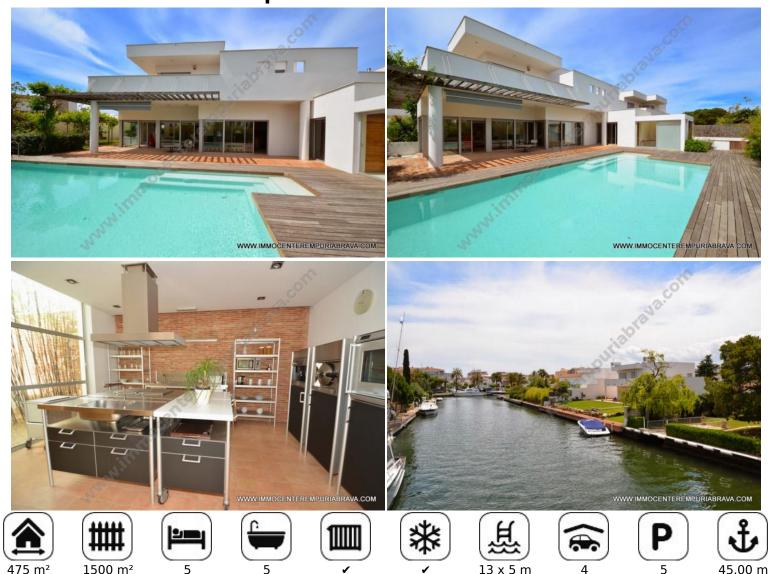


ev216

# **Empuriabrava**

2750000 EUR



**EMPURIABRAVA**: Exclusive and modern, architect-designed villa with sailboat mooring for sale

Located in the heart of the Residential Marina of Empuriabrava before the bridges, this property will delight you Exclusive and modern.

You can moor your boat or motor yacht on the 45m mooring on the pontoon of the property. Located on a plot of 1500 m2, the house of 475 m2, has 5 suites with bathrooms, a spacious kitchen overlooking the large living room with fireplace and plenty of space. A gym with sauna awaits you at the pool, you will discover that the garden is large and has a variety of wooded areas and a barbecue corner where you can enjoy dinner..

For architecture lovers! This house was the subject of several reports and publications in the specialized press!

This exclusive home will seduce the most demanding boat loving customers A well worth visiting.

## **Key characteristics:**

Within walking distance to the beach, New or recent construction, Exclusive property Private garden

Private indoor jacuzzi

American fully equipped kitchen

Perfect condition

Partly furnished

Covered patio

## **Environment:**

Beautifully located, Quiet neighbourhood, Residential zone, Close to the sea, Close to the beach, Close to shopping area, Directly on the waterfront

## View:

Canal / River view

## Features - General:

Alarm system, Video surveillance, Satellite TV, Mains drainage

#### Features - Inside:

Bar, Breakfast bar, Dressing room, Electric shutters, En suite bathroom, Gym / fitness room, Open fireplace, Sauna, Steam sauna, Wine cellar

## Features - Outside:

Automatic garage door, Automatic gate, Automatic watering system, Double glazed windows, Exterior barbecue, Exterior shower, Fenced yard, Garden lighting system, Intercom, Large balcony, Large bay windows

## **Rooms:**

bedrooms

5 bathrooms

5 ensuite bathrooms

2 extra toilets

1 living rooms

1 dining rooms

1 living/dining rooms

1 lounge/tv rooms

Mooring for sailboat or motorboat with height above waterline ≥ 2,80 m

Length

45.00 m

Width

4.00 m

Depth

2.50 m



ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía KWh/m² año	Emisiones kg00 <sub>p</sub> /m² ario
A más eficiente		
В		
C		
D		
E		
F		
<b>G</b> menos eficiente		