

**EV272**
**Empuriabrava**
**1095000 EUR**


### **AMPURIABRAVA:** Newly built villa with pool and mooring for sale

Villa built in 2017, with high quality materials. The ground floor consists of a large living room with large windows, fully equipped American kitchen, 2 double bedrooms, 1 bathroom and 1 toilet. On the first floor there is the master bedroom with 1 bathroom en suite and there is the possibility of converting the gallery into another room. On the outside has parking and garage, plus a swimming pool with Jacuzzi and mooring 14,35m on a wide canal. Extras such as marble floors, underfloor heating, and air conditioning.

#### **Key characteristics:**

Within walking distance to the beach, Exclusive property, Investment property  
 Private garden  
 Private outdoor jacuzzi  
 New construction

#### **View:**

Canal / River view

#### **Features - General:**

Alarm system

**Features - Inside:**

Electric shutters

**Features - Outside:**

Automatic garage door, Automatic gate, Double glazed windows, Exterior shower, Large balcony, Large bay windows, Pool with chlorine treatment

**Rooms:**

bedrooms

2 bathrooms

1 ensuite bathrooms

1 extra toilets

1 living/dining rooms

Mooring for motorboat with height above waterline < 2,80 m

Length

14.35 m

Width

4.00 m

Depth

2.00 m

