

**EV353**
**Empuriabrava**
**1050000 EUR**

 259 m<sup>2</sup>

 590 m<sup>2</sup>


4



4



✓



✓



5



13.00 m

**EMPURIABRAVA** : Exceptional new villa near the Rubina beach. This designer house consists on the ground floor of a spacious and bright living-dining room of 60 m<sup>2</sup>, a fully equipped open-plan kitchen, with access to the terrace and the swimming pool. A bedroom en suite with walk-in shower and access to the garden, a guest toilet and a door with access to the garage. The upper floor is distributed in parental suite with dressing room and two other suites with integrated cupboards, TV sockets and access to the covered terrace. Outside, you will find a 13-meter mooring, a storage room, a magnificent terrace, a swimming pool around which you can place sunbathing, and a superb plot with fruit trees, all equipped with outdoor lighting and automatic irrigation. The villa is equipped with aluminum windows with double glazing, electric shutters, reversible air conditioning with inverter system, solar panels, parking spaces for five vehicles and a 22 m<sup>2</sup> garage.

Private garden

American fully equipped kitchen

New construction

**Environment:**

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

**View:**

Canal / River view, Terrace / Swimming pool view

**Features - General:**

Solar panels

**Features - Inside:**

Breakfast bar, Dressing room, Electric shutters, En suite bathroom

**Features - Outside:**

Automatic watering system, Double glazed windows, Exterior shower, Fenced yard, Garden lighting system, Large balcony, Large bay windows, Terrace with awning

**Rooms:**

bedrooms

4 bathrooms

4 ensuite bathrooms

1 extra toilets

1 living rooms

1 dining rooms

Private exterior storage room exterior storage rooms

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

Length

13.00 m

Width

3.00 m

Depth

2.00 m

