










**EV388**
**Empuriabrava**
**2690000 EUR**


								
455 m <sup>2</sup>	933 m <sup>2</sup>	4	4	✓	✓	2	3	24.00 m

Located on a plot of 933 m<sup>2</sup>, this luxury villa with a surface area of 455 m<sup>2</sup> will seduce you with its various high-end services.

Ideally located this house is located a few steps from the city center, and, the beach!

In the entrance you will find parking for several vehicles as well as a double garage.

On the ground floor this house is composed of a beautiful spacious living room, and, bright with fully equipped American kitchen, and, carpentry system to fully enjoy the outside, there is also a suite with dressing room, and, a separate toilet.

Upstairs are 3 suites with a beautiful view of the marina.

The house has 24 m of mooring, and, a private inland port!

This villa is sold fully furnished.

Extras: centralized reversible air conditioning, fireplace.

**Key characteristics:**

Within walking distance to the beach, New or recent construction, Exclusive property, Investment property  
Private garden  
American fully equipped kitchen  
New construction  
Fully furnished

**Environment:**

Beautifully located, Quiet neighbourhood, Residential zone, Close to the sea, Close to the beach, Close to nature park, Close to park, Close to town centre

**View:**

Canal / River view

**Features - General:**

Alarm system

**Features - Inside:**

Electric shutters

**Features - Outside:**

Automatic gate, Double glazed windows

**Rooms:**

bedrooms  
4 bathrooms  
4 ensuite bathrooms  
1 extra toilets  
1 living/dining rooms  
Possibility to buy mooring for sailboat or motorboat with height above waterline ≥ 2,80 m  
Length  
24.00 m  
Width  
4.00 m

