

ev216
Empuriabrava
2750000 EUR


									
475 m ²	1500 m ²	5	5	✓	✓	13 x 5 m	4	5	45.00 m

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
kg CO₂/m² año

A más eficiente		
B		
C		
D		
E		
F		
G menos eficiente		