



## **Spectacular villa on the large canal with 5 bedrooms en suite**

**Newly built modern villa with a mooring of 22.5m. South facing**

Single-family house located in the heart of Empuriabrava. Mediterranean style, it is located on a large plot of 1070 m<sup>2</sup> on the Llobregat canal. Its constructed area is 329.29 m<sup>2</sup> and it has 5 double bedrooms, all suites, a magnificent living room with a beautiful central fireplace and a cozy dining room with a large open American kitchen. South orientation

In addition, the house has a parking, laundry room and several dressing rooms. The house has got floor radiation heating, aerothermal system and central air conditioning. The garden is arranged on two different levels: the highest one opens directly to the living room and the kitchen. The lower terrace is the pool and a chill out area with kitchen and outdoor bar.

The windows are all made of aluminum with thermal break

**Price: 2.995.000 €**

The garden is practically tiled in its entirety and has a covered pergola area. The house offers privacy to the canal and neighboring houses. It also has a superior room with a private solarium overlooking the canal.

Transaction:	Sale	Category:	House with mooring
Work category:	New construction	Situation:	llobregat, Empuriabrava, Alt Empordà
Built area:	330 m <sup>2</sup>	Occup. cert.:	
Condition:		Rooms:	5
Bathrooms:	5 bathrooms , 1 toilet	Parking:	Yes
Garage:	Yes	Washing machine:	Yes
Utility room/area:	Yes	Terrace:	Yes
Mooring:	Yes	Swimming pool:	Yes
Central heating:	Yes	AA/CC:	Yes
Plot:	1.070 m <sup>2</sup>	Balcony:	Yes
Furnished:	Yes	Mooring:	22,5