ref. OA G1334



Design, elegance, light, and architecture in a spectacular house by the canal.

It has a 10-meter mooring, a pool, and a garage.

Discover this elegant new build canal house located in Empuriabrava, designed to fully enjoy the Mediterranean lifestyle. With top-of-the-line finishes and porcelain floors, this property combines contemporary design, brightness, and a privileged location with open views to two ports.

Access is via stairs that lead to the main entrance. Upon entering, we find the living area. To the right, there is a courtesy bathroom. In front, a spacious open-plan space integrates a fully equipped American kitchen, dining room, and living room in the same environment, designed for daily sharing, family gatherings, and enjoying a bright atmosphere with direct connection to the outside.

From this floor, we access a very spacious terrace with views of the canal, which also connects via stairs to the pool and solarium terrace.

Price: **695.000 €**

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On the upper floor, the night area consists of a master suite with an integrated bathroom featuring a shower and a balcony overlooking the canal, a second full bathroom also with a shower, a double bedroom with fitted wardrobes, and a single bedroom; both with views of the port. The entire house enjoys an orientation with canal views, providing a constant connection with the nautical surroundings characteristic of Empuriabrava.

Outside, the property has a parking space leading to a private garage with capacity for one vehicle and a motorcycle. From here, you access the solarium area with a private pool and a 10 x 5 meter mooring with direct access to the canal. This space also features a bar area, ideal for celebrations or enjoying quiet moments during summer days. Access to the pool can be made from both the terrace and the garage, providing convenience and functionality.

A property designed for those looking for a modern home with direct access to the canal in one of the most exclusive areas of the Costa Brava.

Extras: Private pool with outdoor bar area, 10 x 5 meter mooring, private garage.

Transaction:	Sale	Category:	House with mooring
Situation:	Port Banyuls, Empuriabrava, Alt Empordà	Built area:	181 m^2
Condition:	Start of Construction	Rooms:	3
Bathrooms:	2 bathrooms , 1 toilet	Parking:	Yes
Garage:	Yes	Terrace:	Yes
Mooring:	Yes	Swimming pool:	Yes
Central heating:	Yes	AA/CC:	Yes
Plot:	114 m^2	Balcony:	Yes
Furnished:	Yes	Mooring:	10