



MILENIAL IMMO

SELECTED HOMES



**Ref: CAS-SEGRE
Empuriabrava**

Detached house / Villa

2.870.000 €

DESCRIPTION

Nestled in a lush green setting along the canal and sheltered from prying eyes, this magnificent luxury villa welcomes you in the heart of Empuriabrava's residential marina. Boasting a private mooring, extensive landscaped gardens with a swimming pool and sauna, and premium-quality amenities, it offers the ultimate in comfort and exclusivity. Spread over three levels, this spacious 450 m² property features 9 bedrooms and 5 bathrooms, making it ideal for hosting family and guests in an exceptional environment. On the upper floor, the sleeping quarters comprise five bedrooms, including a superb master suite with an en-suite bathroom fitted with a bathtub. An elegant shower room completes this level. The ground floor impresses with its generous living spaces. It offers a large living room with a fireplace and direct views over the charming garden and swimming pool, a fully equipped independent kitchen, a shower room, a sauna, and a double bedroom. This level opens onto a delightful covered terrace featuring a barbecue area, outdoor dining space, and lounge area—perfect for enjoying the Mediterranean climate. A laundry room, two storage rooms, and a closed garage providing convenient bicycle storage are also accessible from this floor. On the lower level, the property offers two additional bedrooms, including one en-suite bedroom with a private bathroom, as well as a laundry room and a shower room. This rare property combines elegance, traditional charm, comfort, and a prime location in one of Empuriabrava's most sought-after areas, offering an exceptional lifestyle.

between the sea, canals, and nature. Finally, the property benefits from a full tourist rental licence, a highly sought-after asset that ensures excellent rental income potential while preserving its exclusive character.

General

Type of Property: **Detached house / Villa** m2: **450**
m2 plot: **1000** Distance from the beach: **1,5 km**
Year of construction: Type of pool: **Private**
Views: **Canal View**

Characteristics

Number of rooms: 9	Toilets: 0	Bathrooms with bathtub: 2
Bathrooms with shower: 3	Double beds: 0	Single beds: 0
Bunk beds: 0	Cribs: 0	Sofa beds: 0
Type of kitchen: Separate kitchen		

Other Features

Balcony	Terrace	Porch
Garden	Parking	Garage

