



**For sale, exclusive house designed by an architect, Segre canal.**

Mooring 12M, constructed area of 220 m<sup>2</sup> on a plot of 520 m<sup>2</sup>.

This exclusive architect-designed villa, featuring a contemporary style and atypical design, is located in one of the most privileged areas of Empuriabrava, overlooking a wide canal with south-facing orientation. With a built area of 220 m<sup>2</sup> on a plot of 520 m<sup>2</sup>, it is fully furnished and equipped, ready to move in.

The property includes a private mooring of 12 meters, ideal for yachts, a large heated saltwater pool with a counter-current swimming system, as well as ample sunny terraces with a barbecue area and outdoor bar, perfect for enjoying the Mediterranean lifestyle.

The interior offers a spacious and very bright living room with large windows opening to the canal, a modern fully equipped kitchen, four spacious bedrooms, four full bathrooms, a guest toilet, garage, and outdoor parking.

**Price: 1.890.000 €**

In terms of comfort, the villa includes reversible air conditioning, programmable heating remotely room by room, hot water production through aerothermics, alarm system, and high-speed Internet connection.

A high-end property that stands out for its unique architecture, advanced technical features, and an unbeatable location on one of the widest canals in Empuriabrava. Ideal as a primary residence, holiday home, or luxury vacation rental investment.

Transaction:	Sale	Category:	House with mooring
Municipality:	Alt Empordà	Surface area:	220 m <sup>2</sup>
Rooms:	4	Bathrooms:	4 bathrooms
Parking:	Yes	Garage:	Yes
Terrace:	Yes	Garden:	Yes
Mooring:	Yes	Swimming pool:	Yes
Central heating:	Yes	Air conditioning:	Yes
Land:	530 m <sup>2</sup>		