GOERTZ & PARTNER
REAL ESTATE

ref. HS V1316



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

Mooring 12M, constructed area of 220 m² on a plot of 520 m².

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 m² on a plot of 520 m², 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 €**

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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
Situation:	Segre, Empuriabrava, Alt Empordà	Built area:	220 m^2
Condition:		Rooms:	4
Bathrooms:	4 bathrooms	Parking:	Yes
Garage:	Yes	Terrace:	Yes
Garden:	Yes	Mooring:	Yes
Swimming pool:	Yes	Central heating:	Yes
Air conditioning:	Yes	Plot:	530 m^2