GOERTZ & PARTNER
REAL ESTATE

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Superb villa with swimming pool near the center and beach of Empuriabrava

Luxury villa with swimming pool on the Costa Brava – elegant architecture in a prime location in Empuriabrava

This exclusive luxury villa in Empuriabrava combines timeless architecture, premium materials and state-of-the-art technology to create an exceptional living experience. Built in 2018, this property stands out for its elegant design, generous layout and privileged location, just a few minutes from the beach and the town centre. An ideal choice for those seeking a luxury villa on the Costa Brava and who appreciate privacy, comfort and outstanding quality.

The villa is distributed over two floors. On the ground floor, the spacious living and dining area with an open-plan kitchen, fully equipped with high-quality appliances and finishes, forms the heart of the home. Large windows create a seamless connection between the interior spaces and the sunny terrace with swimming pool and jacuzzi, providing a bright and welcoming atmosphere. This level also includes a utility room, two double bedrooms, a bathroom and a guest toilet.

Price: **899.000 €**

The upper floor features the impressive master suite, complete with a private terrace, dressing room and an elegant bathroom with a walk-in shower and whirlpool bathtub. Two additional bedrooms, each with its own en-suite bathroom, provide maximum comfort and privacy for family and guests.

The villa offers exceptional features, including 200 mm thermal insulation, solar panels, double-glazed windows with gas-filled chambers, oil-fired central heating, smart home technology, reversible air conditioning in all bedrooms, LED lighting, a wood-burning stove and a security alarm system.

Empuriabrava is one of the most exclusive residential areas on the Costa Brava, renowned for its extensive network of navigable canals, marina, kilometres of sandy beaches and excellent infrastructure. Restaurants, shops, golf courses and a wide range of leisure activities and water sports are all within easy reach. Thanks to its outstanding location and consistently high demand for premium properties, Empuriabrava has become one of the most attractive destinations for a valuable real estate investment on the Spanish Mediterranean coast.

We would be delighted to provide you with further information about this exceptional luxury villa and arrange a private viewing. Discover a property that perfectly combines timeless elegance, exceptional comfort and one of the most desirable locations on the Costa Brava, offering an exclusive Mediterranean lifestyle.

Transaction:	Sale	Category:	House
Situation:	MONTGRI, Empuriabrava, Alt Empordà	Built area:	250 m^2
Condition:		Rooms:	5
Bathrooms:	4 bathrooms , 1 toilet	Parking:	Yes
Washing machine:	Yes	Utility room/area:	Yes
Terrace:	Yes	Garden:	Yes
Swimming pool:	Yes	Central heating:	Yes
Air conditioning:	Yes	Plot:	407 m^2