



**Modern dream villa on the canal, 520m2 built with 5 bedrooms and one office room, beautiful terrace with pool and 22 m mooring**

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This modern dream villa is located in an optimal location, on the main channel with 22 m jetty, 5 bedrooms and and 1 office room, beautiful terrace with pool. On the ground floor there is a modern open kitchen with a bright and spacious living room overlooking the large terrace and pool, separate living room, access to the laundry room, a spacious bedroom with bathroom and an office room with bathroom. A modern staircase with glass veranda leads to the 1st floor with 4 suite bedrooms and a lovely terrace, in total the villa has 5 bathrooms and a guest toilet. Empuriabrava has the largest marina in Europe with over 25 kilometers of navigable canals and about 5,000 moorings. In addition, Ampuriabrava is considered "Eldorado" paratroopers. In this European parachuting center you can also dare with tandem jumps throughout the year. The beach of Ampúriabrava is about 1.6 km long, is slightly inclined, light, with fine sand and one of the widest of the Costa Brava. Great for adults and children. The beautiful sandy beaches of Empuriabrava, Rosas or San Pedro Pescador invite you to take a bath. The place offers a variety of sports (diving, sailing, motorboat, yachting, surfing, kite surfing, jet skiing, water skiing, deep sea fishing, fishing, bowling, flying, parachuting, horseback riding, mini golf, tennis, go-kart track, hiking, bocce) , Next to the airfield is a flight wind tunnel where everyone can fly - from 4 years old! You will hardly find it anywhere else in Europe, it is absolutely sensational and safe.

Transaction	Sale
Category	House with mooring
Surface area	520 m <sup>2</sup>
Rooms	6
Bathrooms	6 bathrooms
Garage	Yes
Terrace	Yes
Mooring	Yes
Swimming pool	Yes
Air conditioning	Yes
Land	888 m <sup>2</sup>
Canal	Yes

2.195.000 €









