



REF: # 11769

ALBIR (ALBIR)



INFO

PREIS:	995.000 €
TYP EIGENTUM:	Villa
STADT:	Albir (Albir)
SCHLAFZIMMER:	3
BADEZIMMER:	4
GEBAUT (m2):	439
GRUNDSTÜCK (m2):	430
TERRASSE (m2):	50 + 60
JAHR:	2017
ETAGEN:	2
Nachricht	-



BESCHREIBUNG

Modern dream villa in Albir! This spectacular residence, built in 2017 with top quality materials and avant-garde design, awaits you. Located in a quiet residential area, just 10-15 minutes walk from the bustling center and golden beaches of Albir. Immerse yourself in its minimalist, low-maintenance garden, where a private pool invites you to enjoy unforgettable moments. This 2-story house + semi-basement/garage floor + solarium floor is interconnected by an impressive internal steel and glass staircase, in addition to having a modern elevator. On the main

floor, a generous living-dining room, semi-open and fully equipped kitchen, along with a guest toilet, welcome you. On the second level, there are 3 bedrooms and 3 exquisite bathrooms, all en suite for your comfort. The semi-basement offers an open space with endless possibilities: ideal for a guest apartment, a personal gym or any use you imagine. On this floor, you will also find a garage with capacity for several vehicles. With a centralized air conditioning system and underfloor heating in all rooms, backed by solar panels for hot water, this villa also has an advanced home automation system that guarantees maximum comfort and efficiency. This is your chance to live in modern perfection in Albir!



STIL • Modern	ANSICHTEN • Panorama • Bergblick	KLIMAAANLAGE • Zentral	ENTFERNUNG : Strand : 1 Km Flughafen: 40 Km Stadtzentrum : 1 Km
ORIENTIERUNG Südost	MÖBEL • unmöbliert	PARKPLATZ Garage Anzahl Autos : 3 Parkplatz Anzahl Autos: 3	STEUERN I.B.I : 900 €
FLOORING • Kachelboden	KÜCHE • Offene Küche • Ausgestattet	GARTENTERRASSEN • überdachte Terrasse • offene Terrasse • Aussenbeleuchtung • Automatische Bewässerungsanlage • Palmen • elektr. Tor • Grillplatz • Privater Garten	HEIZUNG • Zentralheizung elektr. • Fussbodenhz. Bäder
EXTRA • Einbauschränke • Alarm • Stahltür • Doppelverglasung • Türklingel mit Kamera • Lagerraum • Waschraum • Fahrstuhl • Internet	ENERGETIC CERTIFIED 		

"OUR EXPERIENCE IS YOUR GUARANTEE"