



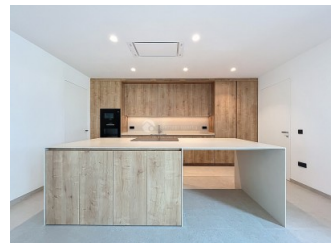
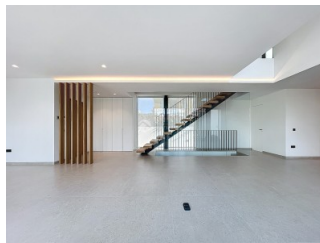
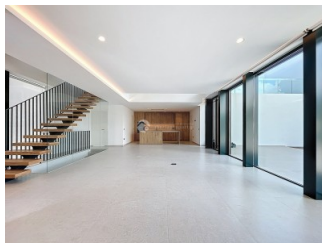
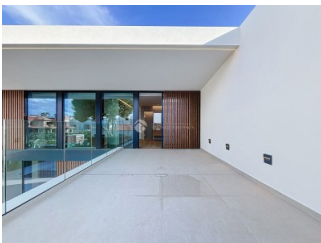
REF: # 12933

ALBIR (ALBIR)



INFO

PREIS:	1.450.000 €
TYP EIGENTUM:	Villa
STADT:	Albir (Albir)
SCHLAFZIMMER:	3
BADEZIMMER:	3
GEBAUT (m2):	339
GRUNDSTÜCK (m2):	480
TERRASSE (m2):	-
JAHR:	
ETAGEN:	1
Nachricht	-



BESCHREIBUNG

Located just 10 minutes' walk from the beach, in a central area of Albir, this exclusive property offers a privileged lifestyle, surrounded by nature and with stunning views of Puig Campana, Sierra Bernia, and Sierra Helada. Additionally, it has all essential services just minutes away: supermarkets, restaurants, medical centers, schools, and leisure areas.

• Main Features: Private 480 m² plot with exquisite Mediterranean garden and designer pool. 339 m² built, intelligently distributed to maximize light, privacy, and functionality. Open-plan ground floor with double-height ceilings, floor-to-ceiling windows, and seamless connection to the outdoors through interior patios. Open-concept designer kitchen, integrated into the living-dining room, ideal for enjoying and sharing. Private garage with direct access to the home. • Layout: 3 en-suite bedrooms with access to a private terrace, premium finishes, and maximum brightness. Panoramic solarium: a unique space to relax with views of the mountains and the Mediterranean sky. 90 m² semi-basement, perfect to adapt as a gym, home cinema, guest area, or

office. • High-End Equipment: Underfloor heating throughout the house. Aerothermal climate control: energy efficiency and comfort all year round. Smart home automation system to control lights, climate, and security from your mobile. Alarm system with video surveillance. Top-quality finishes and attention to detail in every corner."

ENERGETIC CERTIFIED

energy house

Image type unknown

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STIL • Modern	KLIMAAANLAGE • Wohnraum • Küche • Schlafzimmer	ENTFERNUNG : Strand : 500 m Flughafen: 40 Km Stadtzentrum : 200 m	MÖBEL • unmöbliert
PARKPLATZ Garage Anzahl Autos : 2	FLOORING • Steinboden	KÜCHE • Offene Küche • Ausgestattet • Granitarbeitsfläche	GARTENTERRASSEN • offene Terrasse • Aussenbeleuchtung • Automatische Bewässerungsanlage • Obstbäume • Palmen • Spielplatz • umzäunt • Natursteinmauern • Privater Garten
HEIZUNG • Fussbodenheizung • Fussbodenhz. Bäder	EXTRA • Einbauschränke • Stahltür • Doppelverglasung • Türklingel mit Kamera • Satellitenfernsehen • Lagerraum • Waschraum • Internet	ENERGETIC CERTIFIED energy house Image type unknown https://www.iberiaproerty.de//assets/images/viass/energy/A_en-energy.png	

"OUR EXPERIENCE IS YOUR GUARANTEE"