



REF: # 12933

ALBIR (ALBIR)



INFO

PRIS: 1.450.000 €

BOLIG TYPE: Villa

STED: Albir (Albir)

SOVEROM: 3

Bad: 3

BOAREAL (m2): 339

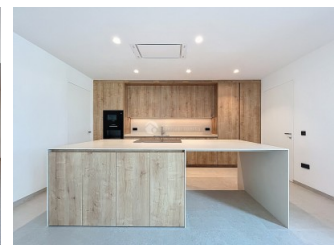
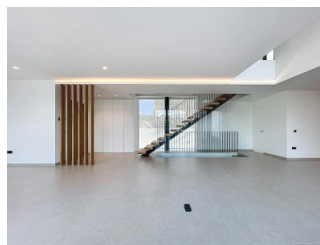
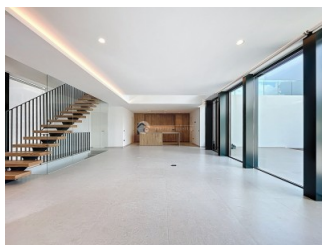
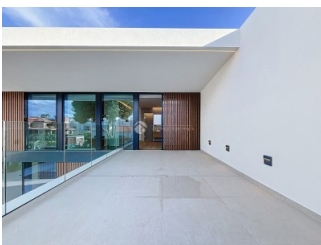
TOMT (m2): 480

Terrasse (m2): -

ÅR:

ETASJER: 1

MELDING -



BESKRIVELSE

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

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STIL <ul style="list-style-type: none"> • Modern 	AIRCONDITION <ul style="list-style-type: none"> • Stue • Kjøkken • Soverom 	DISTANSE TIL : <div>Strand : 500 m</div> <div>Flyplass: 40 Km</div> <div>Sentrum : 200 m</div>	MØBLER <ul style="list-style-type: none"> • Uten møbler
PARKERING NR BILER <div>Garasje nr biler : 2</div>	FLOORING <ul style="list-style-type: none"> • Stein 	KJØKKEN <ul style="list-style-type: none"> • Åpent kjøkken • Hvitevarer • Granit benkeplate 	HAGE TERASSER <ul style="list-style-type: none"> • Åpen terrasse • Utebelysning • Automatisk vanningsystem • Fukt trær • Palme trær • Lekeplass • Inngjerdet • Stein murer • Privat hage
OPPVARMING <ul style="list-style-type: none"> • Gulv varme • Gulv varme bad 	EXTRA <ul style="list-style-type: none"> • Innebygde garderober • Sikkerhets dør • Vinduer med dobbelt glass • Dørklokke med kamera • Sattelit TV • Lager rom • Vaske rom • Internet 	ENERGETIC CERTIFIED <div>energy house</div> <div>Image type unknown</div> <div>https://www.viass.no/assets/images/viass/energy/A_en-energy.png</div>	

"OUR EXPERIENCE IS YOUR GUARANTEE"