



REF: # 12407

ALBIR



#### INFO

PRICE:	750.000 €
PROPERTY TYPE:	Villa
CITY:	Albir
BEDROOMS:	4
Bathrooms:	2
Build ( m2 ):	233
Plot ( m2 ):	-
Terrace ( m2 ):	-
Year:	-
Floor:	-
Old price	-



#### DESCRIPTION

This fantastic fourbedroom semidetached villa is located just a stone's throw from the centre of Albir and its beach, offering a privileged location with panoramic views of the Mediterranean and the coast of Albir and Altea. The property is distributed over three floors: on the ground floor, it has three bedrooms, all with air conditioning and fitted wardrobes, and two bathrooms, one of which is ensuite. In the basement, there is an additional bedroom, a games room and a multifunctional room, with direct access to a private natural grass garden of 197 m<sup>2</sup>. On the upper floor there is the kitchen, a livingdining room and a guest toilet, as well as two private terraces, one with sea views and the other with mountain views. There is the possibility to build a swimming pool in the garden and a roof terrace to further enhance the views of the coast. In addition, the regulations ensure that the views will remain intact, since the construction of more than two floors will not be allowed on the surrounding land. The common areas include a swimming pool surrounded by tropical plants, with a seating area equipped with sun loungers and hammocks. This property has a tourist license, and also

has parking. Located in El Albir, a charming tourist destination on the Costa Blanca, famous for its large beach with turquoise waters and its proximity to Altea, the area offers a Mediterranean climate with average temperatures of 18°C per year.



ENERGETIC CERTIFIED



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