



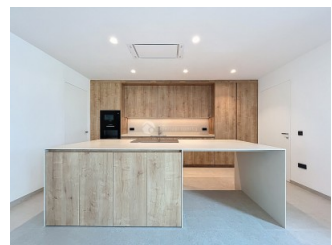
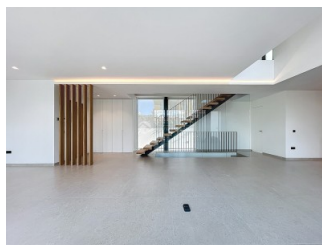
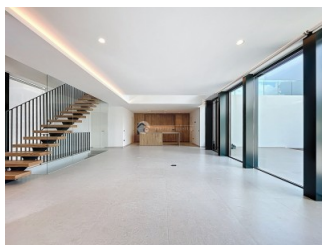
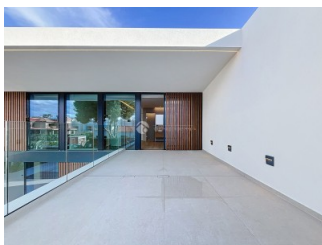
REF: # 12933

ALBIR (ALBIR)



INFO

PRICE:	1.450.000 €
PROPERTY TYPE:	Villa
CITY:	Albir (Albir)
BEDROOMS:	3
Bathrooms:	3
Build (m2):	339
Plot (m2):	480
Terrace (m2):	-
Year:	
Floor:	1
Old price	-



DESCRIPTION

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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<https://www.iberiaproperty.com//assets/images/viass/>

STYLE <ul style="list-style-type: none"> • Modern 	AIRCONDITIONING <ul style="list-style-type: none"> • Livingroom • Kitchen • Bedrooms 	DISTANCE TO : <div>Beach : 500 m</div> <div>Airport: 40 Km</div> <div>Town center : 200 m</div>	FURNITURE <ul style="list-style-type: none"> • Not furnished
PARKING <div>Garage no Cars : 2</div>	FLOORING <ul style="list-style-type: none"> • Stone floors 	KITCHEN <ul style="list-style-type: none"> • Open kitchen • Equipped kitchen • Granite countertop 	GARDEN AND TERRACES <ul style="list-style-type: none"> • Open terrace • Exterior lights • Automatic watering system • Fruit trees • Palm trees • Play Ground • Fenced • Stone walls • Private garden
HEATING <ul style="list-style-type: none"> • Floor heating • Floor heating bathrooms 	EXTRA <ul style="list-style-type: none"> • Built in wardrobes • Reinforced door • Double glazed windows • Door bell with camera • Satellite TV • Storage room • Laundry room • Internet 	ENERGETIC CERTIFIED <div>energy house</div> <div>Image type unknown</div> <div>https://www.iberiaproerty.com//assets/images/viass/energy/A_en-energy.png</div>	

"OUR EXPERIENCE IS YOUR GUARANTEE"