



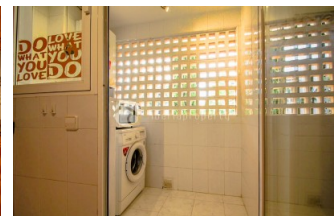
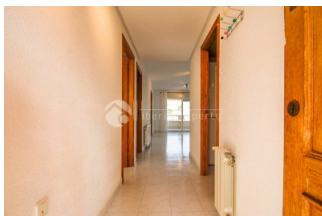
REF: # 12774

ALBIR (ALBIR)



#### INFO

PRICE:	280.000 €
PROPERTY TYPE:	Apartment
CITY:	Albir (Albir)
BEDROOMS:	2
Bathrooms:	2
Build ( m2 ):	85
Plot ( m2 ):	-
Terrace ( m2 ):	12
Year:	1999
Floor:	2
Old price	310.000 €



#### DESCRIPTION

Located in the heart of El Albir, just a 3-minute walk from the beach, this property offers the perfect combination of comfort, tranquility, and access to all services. Supermarkets, restaurants, shops, pharmacies, and public transport are just a few steps away, making it an ideal location both for year-round living and as a second home by the sea. The property has 95 m<sup>2</sup> of well-distributed space, designed to offer spaciousness and brightness. It features 2 spacious bedrooms with built-in wardrobes and 2 full bathrooms, one of them en-suite in the master bedroom, providing extra privacy and comfort. The kitchen is independent, fully equipped, and functional, with an adjoining laundry room, ideal for greater convenience in daily life. The living-dining room is spacious and very bright, with direct access to a magnificent terrace with open views—the perfect place to enjoy sunny breakfasts, outdoor dinners, or simply relax with the Mediterranean breeze. The apartment has heating and an excellent southeast orientation, ensuring great natural light throughout the day. It is in perfect condition and ready to move in, with no need for renovations. The building has an elevator and is within a well-maintained private community with gardens and a

communal pool, ideal for cooling off on warm days and enjoying moments of relaxation in a peaceful setting. This apartment is a unique opportunity for those seeking a home in a privileged location, with all the comforts and the charm of living by the sea.

**ENERGETIC CERTIFIED**

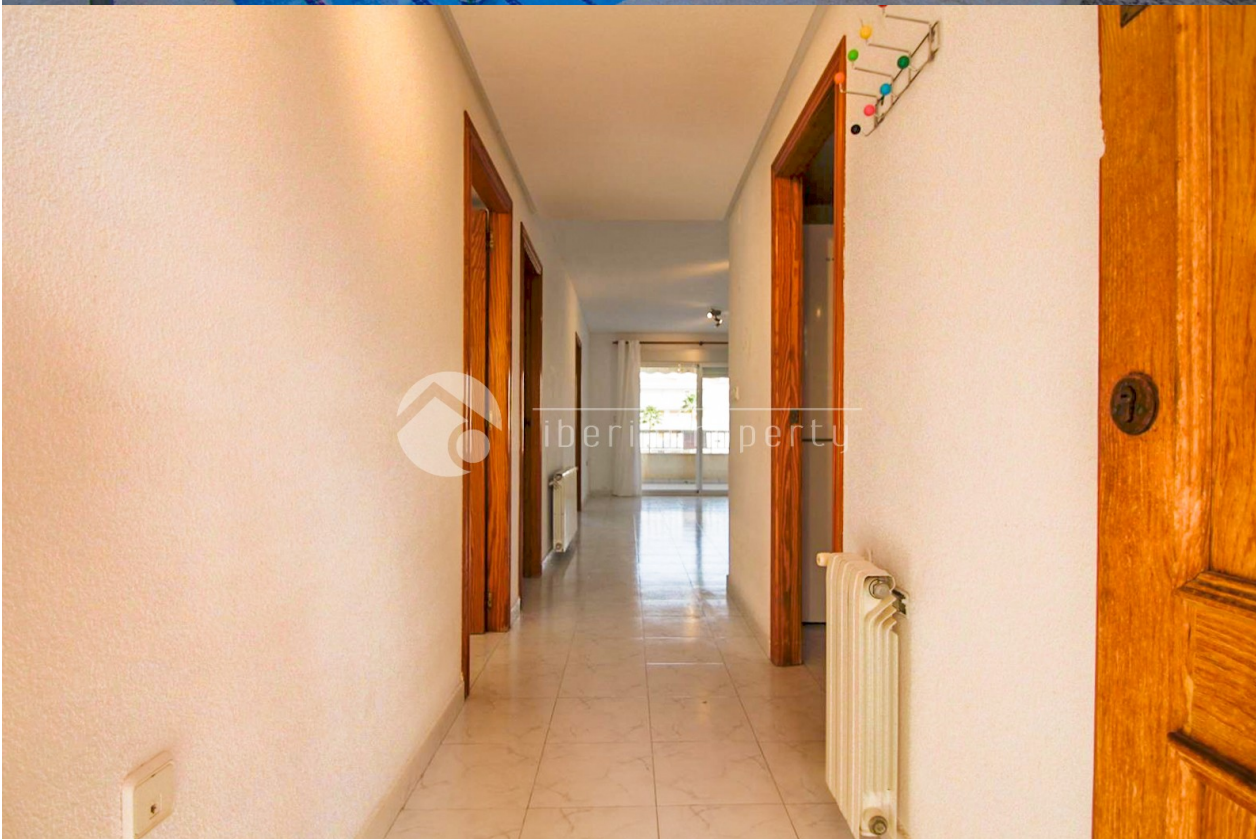
energy house

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STYLE	VIEWS	DISTANCE TO :	ORIENTATION
<ul style="list-style-type: none"><li>Contemporary</li></ul>	<ul style="list-style-type: none"><li>Panoramic views</li><li>Mountain views</li></ul>	Beach : 200 m Airport: 40 Km Town center : 200 m	South east
FURNITURE	TAX	FLOORING	KITCHEN
<ul style="list-style-type: none"><li>Not furnished</li></ul>	I.B.I : 430 €	<ul style="list-style-type: none"><li>Marble floors</li><li>Stone floors</li></ul>	<ul style="list-style-type: none"><li>Closed kitchen</li><li>Equipped kitchen</li><li>Granite countertop</li></ul>
HEATING	EXTRA		
<ul style="list-style-type: none"><li>Central gas heating</li></ul>	<ul style="list-style-type: none"><li>Laundry room</li></ul>		







































**"OUR EXPERIENCE IS YOUR GUARANTEE"**