



REF: # 3988

ALBIR (ALBIR)



#### INFO

PRICE:	360.000 €
PROPERTY TYPE:	Villa
CITY:	Albir (Albir)
BEDROOMS:	3
Bathrooms:	2
Build ( m2 ):	155
Plot ( m2 ):	350
Terrace ( m2 ):	62
Year:	2017
Floor:	2
Old price	-



#### DESCRIPTION

We can now offer 14 new semi-detached houses for sale in Albir, within walking distance to shops and restaurants. The properties consist of 3 bedrooms and 2 bathrooms. Large kitchen and a large and airy living room, The villa are built of the highest quality and only the latest modern building materials are used. There is a fantastic view / sea view from the rooftop terrace. Large patio around the house, Inside the area there is a large communal swimming pool. The villas are located in the middle of an established villa area. This project is worth checking out. All homes are expected to be completed in Januar 2018

#### ENERGETIC CERTIFIED



STYLE

- Modern

VIEWS

- Panoramic views
- Sea views
- Mountain views

KITCHEN

- Open kitchen
- Granite countertop

GARDEN AND  
TERRACES

- Open terrace
- Landscaped
- Private garden
- Communal Garden













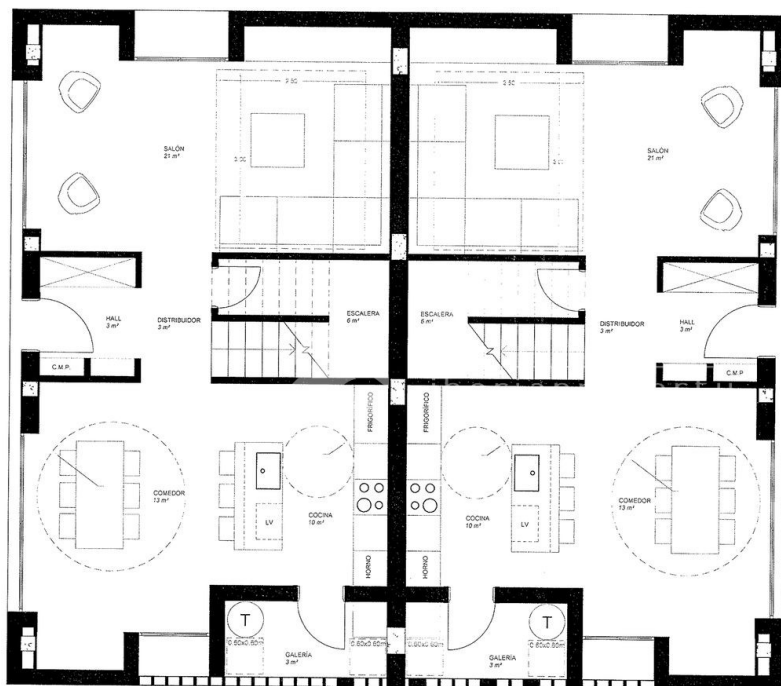








PLANTA BAJA



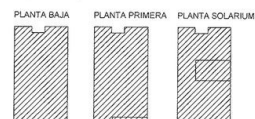
VIVIENDA TIPO 1

VIVIENDA TIPO 2

SUPERFICIE POR VIVIENDA	m <sup>2</sup>
SALÓN	21,00 m <sup>2</sup>
COMEDOR	13,00 m <sup>2</sup>
COCINA	10,00 m <sup>2</sup>
DORMITORIO PRINCIPAL	15,00 m <sup>2</sup>
BAÑO SUITE	4,00 m <sup>2</sup>
DORMITORIO 1	11,20 m <sup>2</sup>
DORMITORIO 2	12,00 m <sup>2</sup>
BAÑO	6,00 m <sup>2</sup>
DISTRIBUIDOR	3,00 m <sup>2</sup>
GALERÍA	3,00 m <sup>2</sup>
HALL	3,00 m <sup>2</sup>
ESCALERA	6,00 m <sup>2</sup>
SOLARIUM	23,00 m <sup>2</sup>
TOTAL SUP.	130,00 m <sup>2</sup>

SUPERFICIE CONSTRUIDA	m <sup>2</sup>	Completitud
INTERIOR VIVIENDA	154,30 m <sup>2</sup>	100%
TERRAZA EXT. CUBIERTA	2,20 m <sup>2</sup>	50%
TERRAZA EXT.	62,16 m <sup>2</sup>	NO COMPUTABLE
SUPERFICIE CONSTRUIDA TOTAL	155,30 m <sup>2</sup>	

Esquema Superficies de vivienda



PROYECTO DE 10 VIVIENDAS EN CALLE LLOBARRO EL ALBIR - LALFAS DEL PI (ALICANTE)			
PROYECTO BÁSICO			
DISTRIBUCIÓN, USOS Y SUPERFICIES			
Proyecto: Almirante Llopis (García) N.º C.O. C.T.A.S. 12.866	Ejecutor: Donat Catalá Construcciones S.L. C.I.F. B-1037841 Calle de Valencia 10. 03001 El Albir (Alicante)	Fecha: 10/09/2018	Hoja: 11

The floor plan illustrates a symmetrical four-unit residential layout. Each unit is composed of the following spaces and features:

- Habitación Principal (Living Room):** Located at the top of each unit, featuring a fireplace, a large window, and a central area for a sofa and coffee table. Dimensions are 2.00m by 2.60m.
- Habitación 2 (Bedroom):** Located at the bottom of each unit, featuring a window and a central area for a bed. Dimensions are 2.00m by 2.60m.
- Baño (Bathroom):** Located on the left side of each unit, featuring a bathtub, toilet, and sink. Dimensions are 2.00m by 2.60m.
- Baño Suite (Suite Bathroom):** Located on the right side of each unit, featuring a bathtub, toilet, and sink. Dimensions are 2.00m by 2.60m.
- Distribuidor (Hallway):** A central hallway connecting the living areas, bedrooms, and bathrooms. Dimensions are 2.00m by 2.60m.
- Escalera (Staircase):** A central staircase connecting the units. Dimensions are 2.00m by 2.60m.


The plan also shows various storage areas, including closets and wardrobes, and a central entrance area. The overall layout is designed for efficient use of space and easy access to all rooms.

## VIVIENDA TIPO 2

SUPERFICIE CONSTRUIDA	M <sup>2</sup>	Computabilidad
INTERIOR VIVIENDA	154,20 m <sup>2</sup>	100%
TERRAZA EXT. CUBIERTA	2,20 m <sup>2</sup>	50%
TERRAZA EXT.	62,16 m <sup>2</sup>	NO COMPUTABLE
SUPERFICIE CONSTRUIDA TOTAL	155,30 m <sup>2</sup>	

## PLANTA BAJA      PLANTA PRIMERA      PLANTA SOLARIUM



		PROYECTO DE 10 VIVIENDAS EN CALLE LLOBARRO EL ALBR- CALFAS DEL PI (ALICANTE)	
<h2>PROYECTO BASICO</h2>			
<h3>DISTRIBUCIÓN, USOS Y SUPERFICIES</h3>			
	Arquitecto <b>JUAN LLORENTE GOMEZ</b> I.C. C.O.A. 12-988	Propietario Sociedad Consorcio Compensación S.L. C/Ibiza 6 C/Carra de Alcañet 1 03006 ALICANTE	Escala <b>1:50</b> Autorización 102500000 SEPT 2016
			<b>A.12</b>

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