



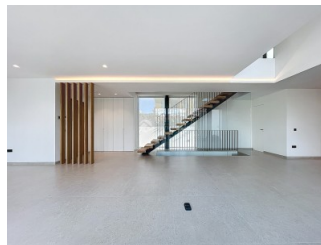
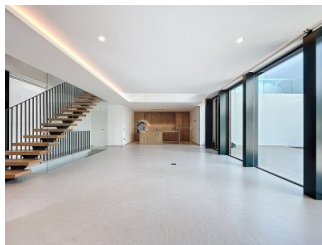
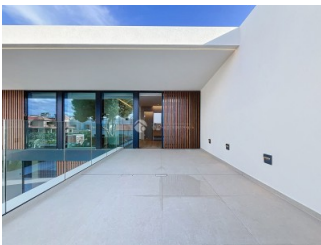
REF: # 12933

ALBIR (ALBIR)



#### INFO

<b>PRIX:</b>	1.450.000 €
<b>Type de propriété:</b>	Villa
<b>EMPLACEMENT:</b>	Albir (Albir)
<b>CHAMBRES À COUCHER:</b>	3
<b>BA ENFANTS:</b>	3
<b>BUILT:</b>	339 (m2)
<b>PAS:</b>	480 (m2)
<b>TERRASSE:</b>	-
<b>A ENFANTS:</b>	
<b>DE PLANTE:</b>	1
<b>MESSAGE</b>	-



#### 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 m<sup>2</sup> plot with exquisite Mediterranean garden and designer pool. 339 m<sup>2</sup> 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 m<sup>2</sup> 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."

<b>STYLE</b> <ul style="list-style-type: none"> <li>moderne</li> </ul>	<b>CLIMATISATION</b> <ul style="list-style-type: none"> <li>manger</li> <li>Cuisine</li> <li>Chambres</li> </ul>	<b>DISTANCE :</b> <div>Beach : 500 m</div> <div>aéroport: 40 Km</div> <div>: 200 m</div>	<b>MEUBLÉ</b> <ul style="list-style-type: none"> <li>Vide</li> </ul>
<b>PARKING PAS. CAR</b> <div>Garage no. Car : 2</div>	<b>ÉTAGE</b> <ul style="list-style-type: none"> <li>Stone</li> </ul>	<b>CUISINE</b> <ul style="list-style-type: none"> <li>Cuisine</li> <li>Cuisine équipée</li> <li>Granit</li> </ul>	<b>JARD RIVIÈRE ET TERRASSES N</b> <ul style="list-style-type: none"> <li>Terrasse ouverte</li> <li>Feux extérieurs</li> <li>irrigation automatique</li> <li>arbres fruitiers</li> <li>Palm</li> <li>Playground</li> <li>clôtures</li> <li>murs en pierre</li> <li>Jard RIVER n privée</li> </ul>
<b>CHAUFFAGE</b> <ul style="list-style-type: none"> <li>chauffage au sol</li> <li>Chauffage buf ENFANTS cheminée</li> </ul>	<b>EXTRA</b> <ul style="list-style-type: none"> <li>Intégré</li> <li>Porte de sécurité</li> <li>Double vitrage</li> <li>Porte Videocamara</li> <li>Satellite TV</li> <li>Stockage</li> <li>Laundry</li> <li>Internet</li> </ul>		

*"Experience our experience - Because you deserve the best"*