



REF: # 13086



#### INFO

**PRIX:** 1.195.000 €

**Type de propriété:** Villa

**Emplacement:**

**Chambres à coucher:** 4

**Ba ENFANTS:** 4

**Built:** 296 (m2)

**pas:** 530 (m2)

**Terrasse:** -

**A ENFANTS:** -

**de plante:** -

**MESSAGE** -



#### DESCRIPTION

Luxury singlefamily home in El Albir, with a constructed area of 296 m<sup>2</sup> distributed over ground and upper floors, located on a private 530 m<sup>2</sup> plot just 1 km from the center. This property stands out for its contemporary design, carefully considered privacy from neighboring homes, and extremely high energy efficiency with an A rating, thanks to its state-of-the-art thermal envelope, high-performance insulation, aluminum exterior carpentry with thermal break and solar control glass, photovoltaic solar panels with storage batteries, a dual-flow mechanical ventilation system with heat recovery, underfloor heating using sectorized aerothermal energy, and ducted air conditioning with a heat pump. It has four ensuite bedrooms, all with full designer bathrooms, large walk-in showers, wall-hung toilets, high-end bathroom furniture, and modern taps. The master suite stands out with its dressing room and full bathroom with double sinks, shower, toilet, and bidet. The home includes a guest toilet, a spacious living-dining room with an integrated kitchen with a central island and appliances included, a laundry room in the utility room, and direct access from the garage, which has an electric vehicle charging station and additional parking space on the plot. Outside, there is a spectacular porch with an Ibiza finish, a decorative garden, a terrace off the living room with a private pool equipped with access via an integrated staircase and a Jacuzzi bench, as well as a landscaped roof solarium with panoramic views and integrated installations. The building is built on a reinforced concrete structure, with double-paned windows with an insulated chamber, interior plaster and plastic paint coatings, large-format porcelain stoneware flooring, laminated plasterboard ceilings, white-lacquered interior carpentry with built-in wardrobes, modern electrical installations, a drainage system with soundproof downpipes, a home automation system, an interior and exterior perimeter alarm with video surveillance, and a fully fenced plot with motorized gates and a video intercom with

screens on both floors. An exceptional property that combines quality, technology, design, and sustainability in a prime location on the Costa Blanca.











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