



REF: # 12380



#### INFO

**PRICE:** 1.349.000 €

**PROPERTY TYPE:** Villa

**LOCATION:**

**BEDROOMS:** 3

**Bathrooms:** 2

**Build:** 289 (m2)

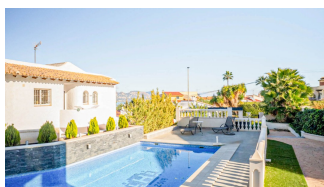
**Plot:** 757 (m2)

**Terrace:** -

**Year:** -

**Floor:** -

**Old price** -



#### DESCRIPTION

The most beautiful villa in Albir in the exclusive area of ??Albir Hills. Magnificent newly built (January 2020) architect designed villa located in the center of Albir. The entire villa boasts quality, exclusivity in a very pleasant setting. It takes only 5 minutes to get to the center of Albir and the beach. The villa has a beautiful easycare garden with a large pool and garage for 1 car. There is also a parking space for another car at the entrance from the street above. There are 2 entrances with closed gates. Outdoor kitchen under roof with separate dining table and 4 chairs. The villa has a very special character with i.a. 6 meter high ceilings in the living room and the stairs to the second floor have specially made black forged railings. On the ground floor is the beautiful living room with electric fireplace and with open plan to the beautiful wellequipped kitchen. Exit to the large terrace which is located under the roof from the kitchen and living room. There is a lovely bedroom with its own entrance from outside and with access to an ensuite bathroom and a smaller kitchen which is today used as a guest flat. The bedroom also has an entrance from the living room which is hidden behind 2 wardrobe doors. There is also a utility room and an exit to the back of the house as well as a toilet. Upstairs there are 2 large bedrooms both with ensuite bathrooms. The master bedroom also has a nice sauna and access to the upper terrace and from here there is a fantastic view of Albir and the sea. The villa has A/C for cooling and heating as well as ceiling fans in all bedrooms. The entire ground floor and the upstairs bathrooms have underfloor heating, the two upstairs bedrooms have been fitted with lovely oak parquet. There are integrated blackout curtains on all windows as well as integrated mosquito nets. The villa is equipped with 300mbs fibre internet, network

cable for internet and Wifi throughout the house and alarm. The pool has an American heat pump for heating which is very efficient so it is great to have hot water all year round. Pool pump and sand filter in the garage so everything is easy to maintain and no sound is heard in the villa. The whole garden has lighting, there is an automatic irrigation system for all plants and water filters are available for the whole property.

































































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