



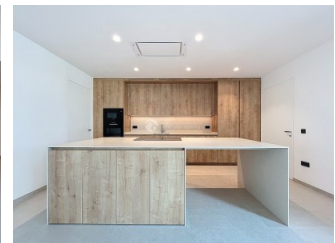
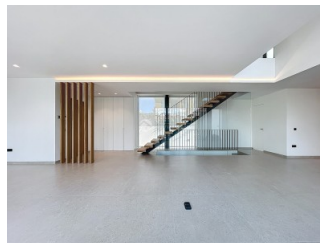
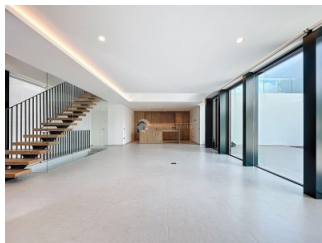
REF: # 12933

ALBIR (ALBIR)



INFO

PRIX:	1.450.000 €
TYPE:	Villa
CITY:	Albir (Albir)
CHAMBRES:	3
Ba ENFANTS:	3
Built ( m2 ):	339
pas ( m2 ):	480
Terrasse ( m2 ):	-
A ENFANTS:	
de plante:	1
MESSAGE	-



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."

## CERTIFICAT ÉNERGÉTIQUE

energy house

Image type unknown

<https://iberiaproerty.fr/assets/images/viass/energy/>

STYLE	CLIMATISATION	DISTANCE :	MEUBLÉ
<ul style="list-style-type: none"> <li>moderne</li> </ul>	<ul style="list-style-type: none"> <li>manger</li> <li>Cuisine</li> <li>chambres</li> </ul>	Beach : 500 m aéroport: 40 Km : 200 m	<ul style="list-style-type: none"> <li>Vide</li> </ul>
PARKING PAS. CAR	ÉTAGE	CUISINE	JARD RIVIÈRE ET TERRASSES N
Garage no. Car : 2	<ul style="list-style-type: none"> <li>Stone</li> </ul>	<ul style="list-style-type: none"> <li>cuisine</li> <li>cuisine équipée</li> <li>granit</li> </ul>	<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>
CHAUFFAGE	EXTRA	CERTIFICAT ÉNERGÉTIQUE	
<ul style="list-style-type: none"> <li>chauffage au sol</li> <li>chauffage buf ENFANTS cheminée</li> </ul>	<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>	energy house Image type unknown <a href="https://iberiaproerty.fr/assets/images/viass/energy/A_en-energy.png">https://iberiaproerty.fr/assets/images/viass/energy/A_en-energy.png</a>	

**"OUR EXPERIENCE IS YOUR GUARANTEE"**