



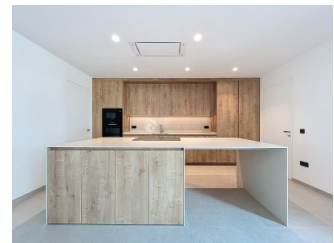
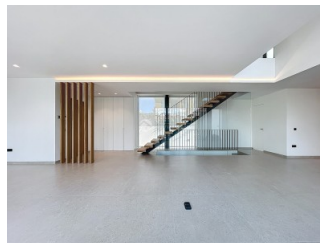
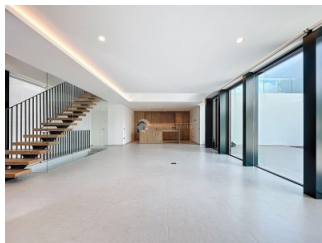
REF: # 12933

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 m² plot with exquisite Mediterranean garden and designer pool. 339 m² 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 m² 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

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STYLE <ul style="list-style-type: none"> moderne 	CLIMATISATION <ul style="list-style-type: none"> manger Cuisine chambres 	DISTANCE : <div>Beach : 500 m</div> <div>aéroport: 40 Km</div> <div>: 200 m</div>	MEUBLÉ <ul style="list-style-type: none"> Vide
PARKING PAS. CAR <div>Garage no. Car : 2</div>	ÉTAGE <ul style="list-style-type: none"> Stone 	CUISINE <ul style="list-style-type: none"> cuisine cuisine équipée granit 	JARD RIVIÈRE ET TERRASSES N <ul style="list-style-type: none"> Terrasse ouverte Feux extérieurs irrigation automatique arbres fruitiers Palm Playground clôtures murs en pierre Jard RIVER n privée
CHAUFFAGE <ul style="list-style-type: none"> chauffage au sol chauffage buf ENFANTS cheminée 	EXTRA <ul style="list-style-type: none"> intégré Porte de sécurité Double vitrage porte Videocamara Satellite TV stockage Laundry Internet 	CERTIFICAT ÉNERGÉTIQUE <div>energy house</div> <div>Image type unknown</div> <div> https://iberiaproerty.fr/assets/images/viass/energy/A_en-energy.png </div>	

"OUR EXPERIENCE IS YOUR GUARANTEE"