



REF: # 13086

ALBIR



INFO

PRIX:	1.195.000 €
TYPE:	Villa
CITY:	Albir
CHAMBRES:	4
Ba ENFANTS:	4
Built ( m2 ):	296
pas ( m2 ):	530
Terrasse ( m2 ):	-
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 stateoftheart thermal envelope, highperformance insulation, aluminum exterior carpentry with thermal break and solar control glass, photovoltaic solar panels with storage batteries, a dualflow 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 walkin showers, wallhung toilets, highend 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 livingdining 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 doublepaned windows with an insulated chamber, interior plaster and plastic paint coatings, largeformat porcelain stoneware flooring, laminated plasterboard ceilings, whitelacquered interior carpentry with builtin 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.



CERTIFICAT  
ÉNERGÉTIQUE



***"OUR EXPERIENCE IS YOUR GUARANTEE"***