



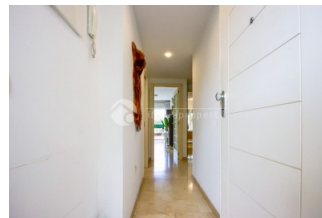
REF: # 13342

ALBIR (ALBIR CENTRO)



INFO

PRIX:	370.000 €
TYPE:	Appartement
CITY:	Albir (Albir centro)
CHAMBRES:	2
Ba ENFANTS:	-
Built (m2):	84
pas (m2):	-
Terrasse (m2):	80
A ENFANTS:	2006
de plante:	-
MESSAGE	-

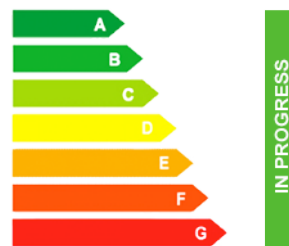



DESCRIPTION

Beautiful corner ground-floor apartment located in the heart of Albir, close to all amenities and just 2 minutes' walk from the beach. The property stands out for its spacious L-shaped outdoor garden terrace, perfect for enjoying the Mediterranean lifestyle all year round. There is plenty of space to create a barbecue area, chill-out zone, outdoor dining area or relaxing sun lounge. The apartment is distributed into 2 bedrooms and 2 bathrooms. The main bedroom has an en-suite bathroom, while the second bedroom is served by an additional bathroom. The property also features a fully equipped independent kitchen, a practical laundry/storage room and a bright living-dining area with direct access to the garden terrace. The apartment is equipped with hot and cold ducted air conditioning and infrared heating panels in the living room, ensuring comfort throughout the year. A private parking space is included in the price. The residential complex offers excellent communal facilities, including an outdoor swimming pool, heated indoor pool, paddle and tennis courts, children's playground and large green areas where you can relax, sunbathe and enjoy the peaceful

surroundings. An ideal property as a permanent home, holiday residence or investment, thanks to its privileged location in the centre of Albir and its proximity to the beach. Main features Corner ground-floor apartment Central Albir location 2 minutes' walk from the beach 2 bedrooms 2 bathrooms, one en suite Fully equipped independent kitchen Laundry / storage room Large L-shaped garden terrace Hot and cold ducted air conditioning Infrared heating panels in the living room Parking space included Outdoor pool and heated pool Paddle and tennis courts Children's playground and communal green areas

CERTIFICAT ÉNERGÉTIQUE



STYLE	VIEW	CLIMATISATION	DISTANCE :
<ul style="list-style-type: none"> moderne 	<ul style="list-style-type: none"> Panoramico une vue sur la montagne 	<ul style="list-style-type: none"> Central manger Cuisine chambres 	Beach : 200 m aéroport: 40 Km : 50 m
POSITION	MEUBLÉ	PARKING PAS. CAR	FRAIS
Sud-Ouest	<ul style="list-style-type: none"> meublé 	Garage no. Car : 1	Communauté : 1.228 € I.B.I : 316 €
ÉTAGE	CUISINE	JARD RIVIÈRE ET TERRASSES N	CHAUFFAGE
<ul style="list-style-type: none"> marbre Stone 	<ul style="list-style-type: none"> cuisine fermée cuisine équipée 	<ul style="list-style-type: none"> Terrasse couverte Terrasse ouverte Feux extérieurs arbres fruitiers Palm Playground clôtures murs en pierre Jard RIVER n privée Jard RIVER Communauté 	<ul style="list-style-type: none"> chauffage électrique
EXTRA	CERTIFICAT ÉNERGÉTIQUE		
<ul style="list-style-type: none"> intégré Alarme Porte de sécurité Double vitrage Satellite TV stockage Laundry Elevator Internet concierge 	 <p>The image shows a vertical energy efficiency scale with seven horizontal bars labeled A through G. Bar A is dark green, B is medium green, C is light green, D is yellow, E is orange, F is red-orange, and G is red. To the right of the scale is a vertical green bar with the text 'IN PROGRESS' written vertically.</p>		

"OUR EXPERIENCE IS YOUR GUARANTEE"