



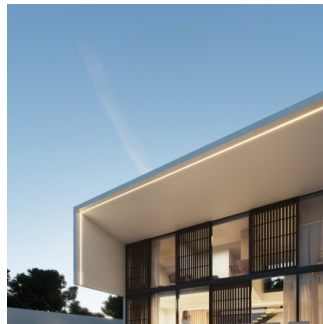
REF: # 8859

ALBIR



INFO

PRIX:	1.390.000 €
TYPE:	Villa
CITY:	Albir
CHAMBRES:	3
Ba ENFANTS:	3
Built ( m2 ):	339
pas ( m2 ):	480
Terrasse ( m2 ):	-
A ENFANTS:	-
de plante:	-
MESSAGE	-



DESCRIPTION

This exclusive modern design villa in Playa de Albir, Alfàs del Pi, Costa Blanca, is a newly built home that combines luxury, comfort and an unbeatable location, just a 15minute walk from the beach, with delivery scheduled for December 2024. The property has a constructed area of 339 m<sup>2</sup> on a plot of 480 m<sup>2</sup>, with a Mediterranean garden and a heated swimming pool. On the ground floor, an open space that combines a living room, dining room and kitchen with large windows and a double height that fills the entire house with natural light, connecting the interiors with the exteriors through interior patios, as well as including a garage with direct access to the house. On the first floor there are 3 ensuite bedrooms with access to a private terrace and a spectacular solarium with views of Puig Campana, the Sierra Bernia and the Sierra Helada. The semibasement floor offers 90 m<sup>2</sup> of customizable space for a gym, games room or more bedrooms. Among the outstanding features are

underfloor heating, hot/cold air conditioning, home automation system and alarm, as well as top quality finishes. This villa offers a privileged environment with contemporary design and all the necessary amenities for maximum comfort. Contact us for more information or to arrange a viewing and discover your new luxury home!

## CERTIFICAT ÉNERGÉTIQUE



















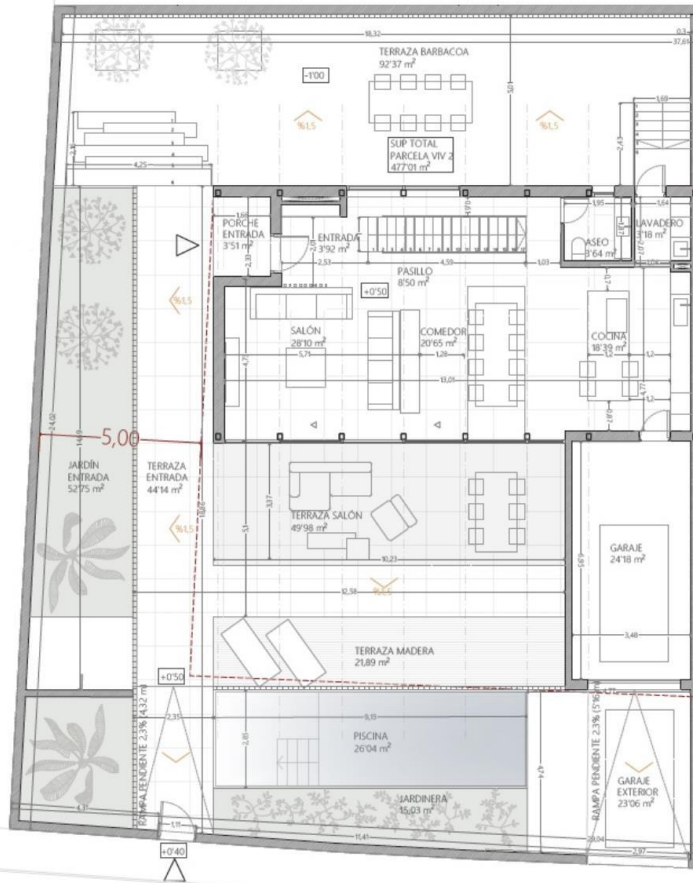




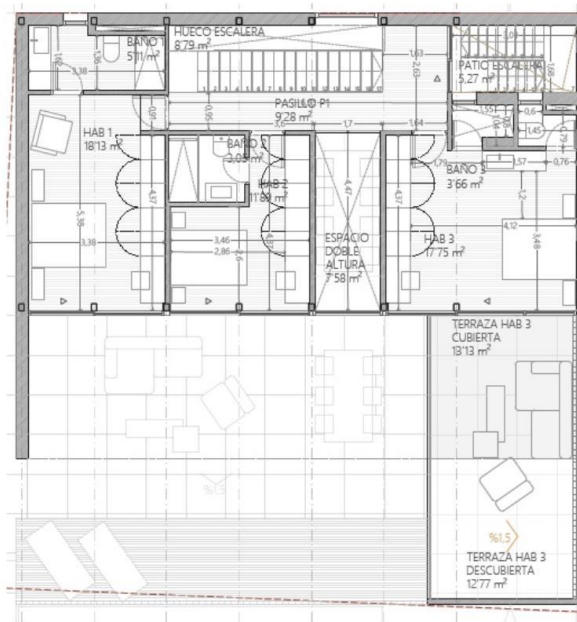








VIVIENDA 2	
Estancia	Sup útiles
<b>Planta Baja</b>	
<b>EXTERIOR</b>	
Terraza salón	49.98 m <sup>2</sup>
Terraza piscina madera	21.89 m <sup>2</sup>
Caraje exterior	23.06 m <sup>2</sup>
Terraza BBQ -1	92.37 m <sup>2</sup>
Terraza Pisable entrada	44.14 m <sup>2</sup>
<b>TOTAL ÚTIL:</b>	<b>231.44 m<sup>2</sup></b>
<b>INTERIOR</b>	
Cocina	18.39 m <sup>2</sup>
Aseo	3.64 m <sup>2</sup>
Circulaciones PB	8.50 m <sup>2</sup>
Comedor	20.65 m <sup>2</sup>
Salón	28.10 m <sup>2</sup>
Hall	3.92 m <sup>2</sup>
Recibidor	3.51 m <sup>2</sup>
Lavadero	3.18 m <sup>2</sup>
Caraje	23.15 m <sup>2</sup>
<b>TOTAL ÚTIL:</b>	<b>113.03 m<sup>2</sup></b>



VIVIENDA 2	
Estancia	Superficies útiles
<b>Planta Primera</b>	
<b>EXTERIOR</b>	
Terraza garaje cubierta	13,13 m <sup>2</sup>
Terraza garaje descubierta	12,79 m <sup>2</sup>
Patio escalera acceso solárium	5,27 m <sup>2</sup>
<b>TOTAL ÚTIL:</b>	<b>31,19 m<sup>2</sup></b>
<b>INTERIOR</b>	
Pasillo P1	9,28 m <sup>2</sup>
Dormitorio 1	18,13 m <sup>2</sup>
Baño 1	5,11 m <sup>2</sup>
Dormitorio 2	11,89 m <sup>2</sup>
Baño 2	3,05 m <sup>2</sup>
Dormitorio 3	17,75 m <sup>2</sup>
Baño 3	3,66 m <sup>2</sup>
Doble altura escalera	3,38 m <sup>2</sup>
Doble altura comedor	7,58 m <sup>2</sup>
<b>TOTAL ÚTIL:</b>	<b>79,83 m<sup>2</sup></b>



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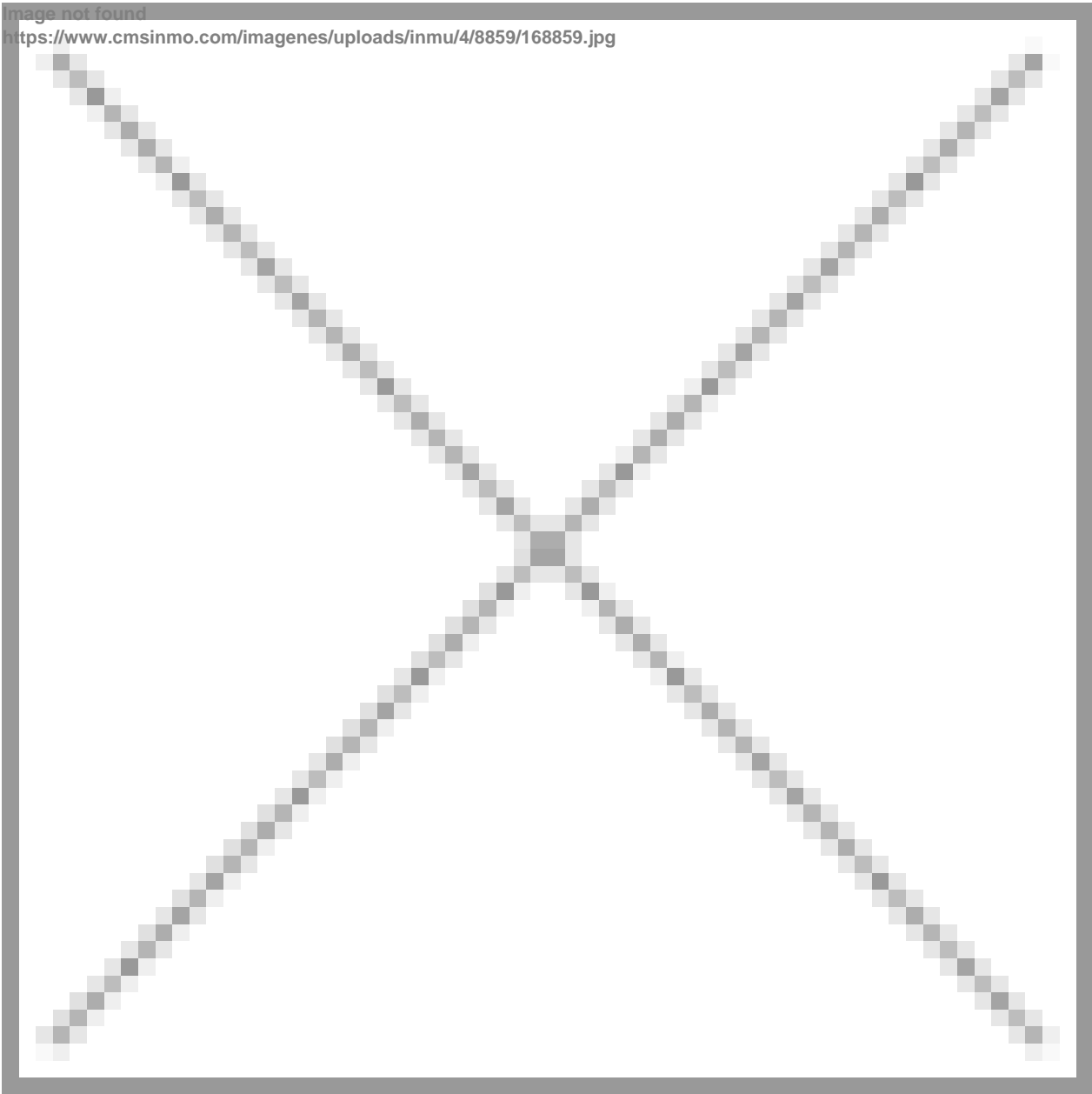


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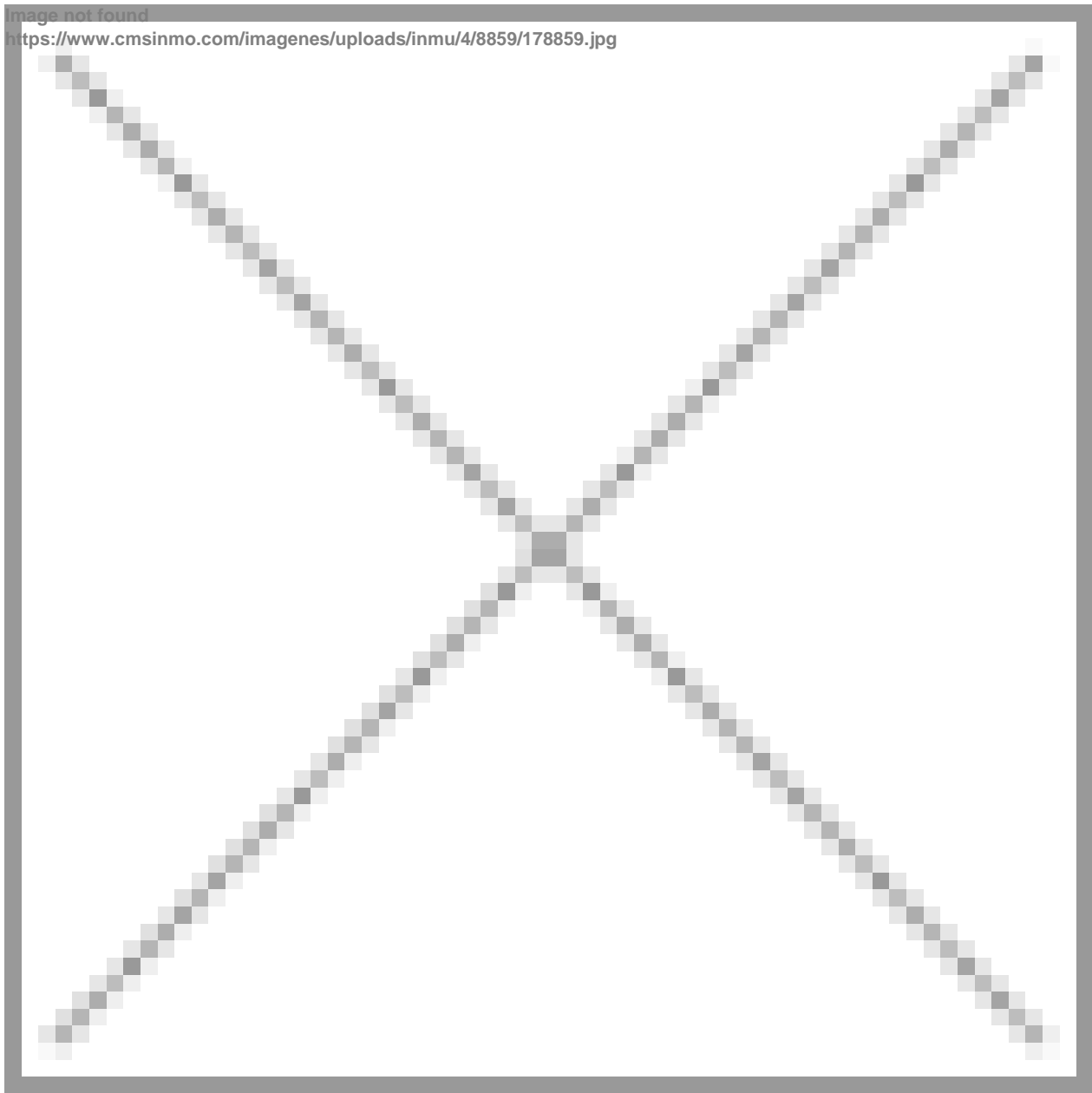


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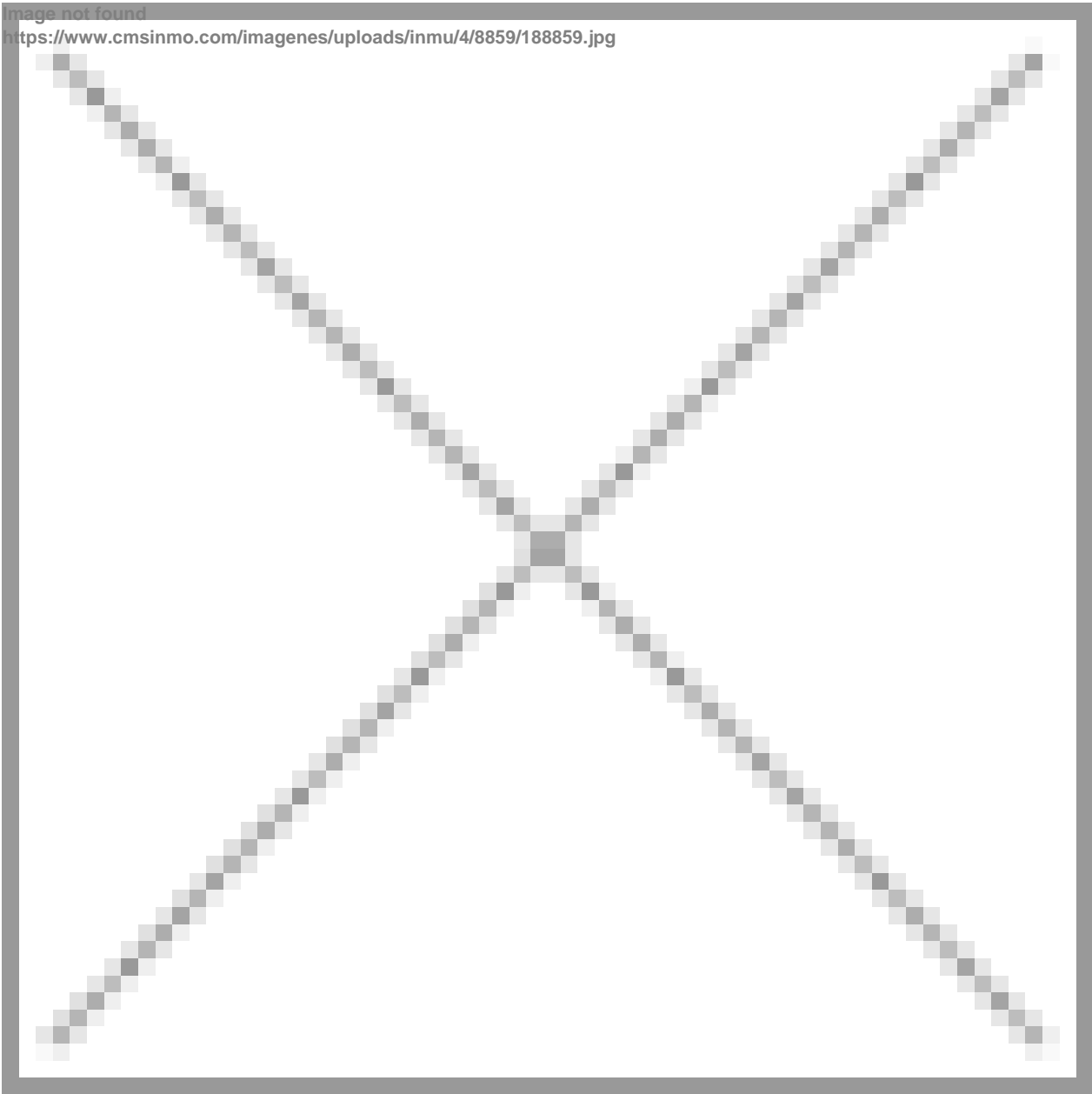


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