VIASS iberiaproperty

**REF: # 8652** **ALBIR**

## INFO

| | |
|---|---|
| **PRIS:** | 635.000 € |
| **BOLIG TYPE:** | Villa |
| **STED:** | Albir |
| **SOVEROM:** | 3 |
| **Bad:** | 2 |
| **BOAREAL ( m2 ):** | 314 |
| **TOMT ( m2 ):** | 188 |
| **Terrasse ( m2 ):** | - |
| **ÅR:** | - |
| **ETASJER:** | - |
| **MELDING** | - |

## BESKRIVELSE

Between Altea and Benidorm in the province of Alicante, construction of 10 intelligent villas will now begin. The houses have private garden with an infinity pool – tranquilizing running water – and a basement which can be customized. A large living room over two levels, terrace and top-quality materials. Very private ambience giving the possibility to choose either two or three bedrooms. A generous garage with space for two cars, centrally controlled lighting, balcony by each bedroom and plants functioning as noise barriers for maximum comfort. Excellent investment either for permanent living or as a second home. Just a couple of minutes from health centre, shops, restaurants and facilities in the area. The home of the future in El Albir.

## ENERGETIC CERTIFIED

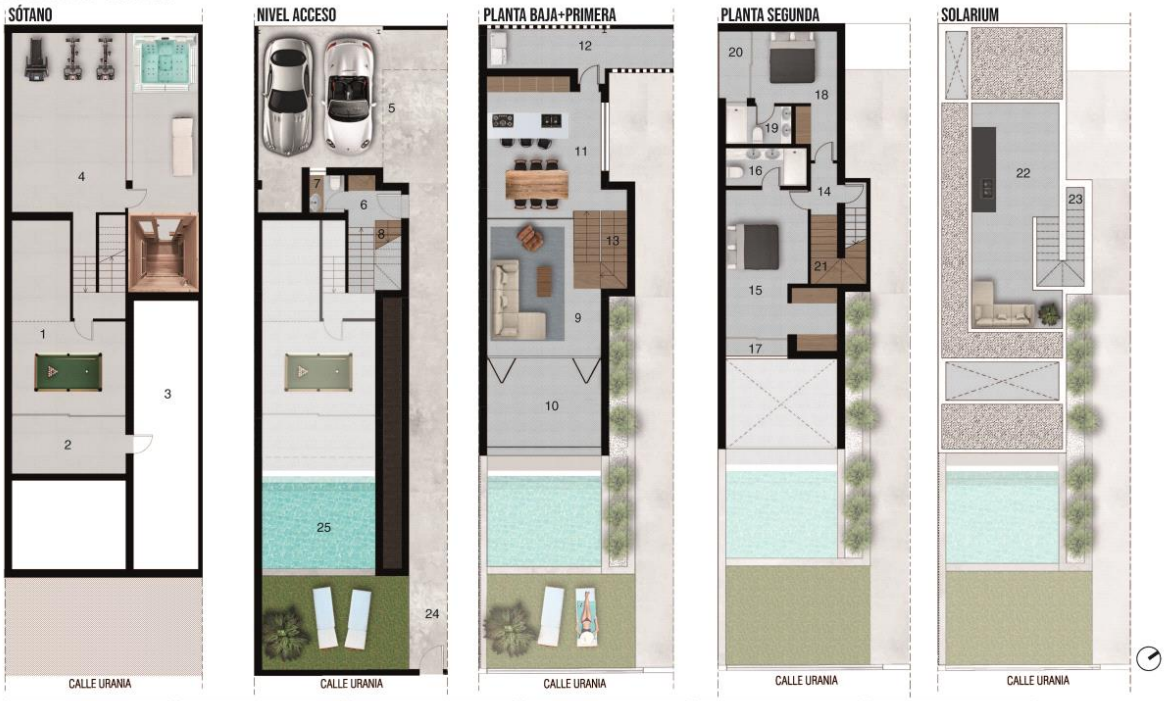
## PROPERTY GALLERY

FACHADA PRINCIPAL
SOLARIUM
CON BARBACOA
ACABADOS DE
PRIMERA CALIDAD
SALÓN CON DOBLE ALTURA
Y TERRAZA
SEMISÓTANO
PERSONALIZABLE
JARDÍN PRIVADO
CON PISCINA DESBORDANTE

FACHADA POSTERIOR
AMPLIA GALERÍA
CON CERRAMIENTOS
DE CELOSÍAS
VIAL INTERNO
GARAJE PRIVADO PARA 2 COCHES

# DISTRIBUCIÓN

**NOTA:** La Sociedad Promotora se reserva el derecho a efectuar durante el transcurso de la ejecución de la obra, las modificaciones necesarias por exigencias de orden técnico, jurídico, comercial o por razones de concesiones administrativas, sin que ello implique menoscabo en el nivel global de las calidades.




| SÓTANO | 140.07 m² |
|---|---|
| 1. Semisótano | 30.96 m² |
| 2. Terraza semisótano | 12.45 m² |
| 3. Cuarto técnico/Almacén | 29.26 m² |
| 4. Sótano | 67.40 m² |

| NIVEL ACCESO | 59.46 m² |
|---|---|
| 5. Garaje | 45.45 m² |
| 6. Hall | 4.37 m² |
| 7. Aseo | 3.53 m² |
| 8. Escalera | 5.10 m² |

| PLANTA BAJA+PRIMERA | 92.83 m² |
|---|---|
| 9. Salón | 24.60 m² |
| 10. Terraza salón | 17.75 m² |
| 11. Cocina-comedor | 29.32 m² |
| 12. Lavadero | 13.86 m² |
| 13. Escalera | 7.30 m² |

| PLANTA SEGUNDA | 69.24 m² |
|---|---|
| 14. Hall | 2.95 m² |
| 15. D.ppal + vestidor | 26.43 m² |
| 16. Baño en suite | 5.90 m² |
| 17. Terraza D.ppal | 1.78 m² |
| 18. Dormitorio doble | 16.46 m² |
| 19. Baño 1 | 5.15 m² |
| 20. Terraza 1 | 3.39 m² |
| 21. Escalera | 7.17 m² |

| SOLARIUM | 39.48 m² |
|---|---|
| 22. Solarium | 31.71 m² |
| 23. Escalera exterior | 7.77 m² |
| **URB. INTERIOR PARCELA** | **52.08 m²** |
| 24. Pavimento solado+macetas | 40.08 m² |
| 25. Piscina | 12.00 m² |

| TOTAL SUP. CONSTRUIDA: | 453.16 m² |
|---|---|
| SUP. INTERIOR CONSTRUIDA | 296.65 m² |
| SUP. EXT. CUBIERTA CONSTR. | 77.54 m² |
| SUP. EXT. DESCUBIERTA CON. | 109.71 m² |
| SUP. INSTALACIONES CONSTR. | 29.26 m² |
| JARDÍN VERDE (aprox.) | 22.00 m² |

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