



## Villa i Albir - Nybygget

ALBIR

1.195.000€

ID # ES5084



296m<sup>2</sup>



4



4



530m<sup>2</sup>



- Swimming pool: Ja
- Sikkerhedsdør

- Laundry
- Pullterrum

- Terrasse
- 

- Garage

- A/C

### Lexington Realty

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## Description

Luxury single-family 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 state-of-the-art thermal envelope, high-performance insulation, aluminum exterior carpentry with thermal break and solar control glass, photovoltaic solar panels with storage batteries, a dual-flow mechanical ventilation system with heat recovery, underfloor heating using sectorized aerothermal energy, and ducted air conditioning with a heat pump. It has four en-suite bedrooms, all with full designer bathrooms, large walk-in showers, wall-hung toilets, high-end 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 living-dining 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 double-paned windows with an insulated chamber, interior plaster and plastic paint coatings, large-format porcelain stoneware flooring, laminated plasterboard ceilings, white-lacquered interior carpentry with built-in 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.

## Område

Albir, Costa Blanca Nord, Alicante



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