



## Detached Villa in Albir - New build

ALBIR

1,195,000€

ID # ES5084



296m<sup>2</sup>



4



4



530m<sup>2</sup>



- Swimming pool: Yes
- Security door

- Laundry
- Storeroom

- Terrace
- Aerotermica

- Garage
- Airconditioning

### 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.

## Location

Albir, Costa Blanca North, Alicante

Albir is a popular coastal town located in the municipality of Alfaz del Pi, in the province of Alicante, Spain. Situated on the Costa Blanca, Albir offers a relaxed and family-friendly atmosphere, beautiful beaches, and stunning natural surroundings.

One of the main attractions of Albir is its Blue Flag beach, Playa del Albir. The beach boasts fine golden sand and clear turquoise waters, making it a perfect spot for sunbathing, swimming, and water sports. The promenade that runs along the...

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