



REF: # 7883

ALBIR (ALBIR CENTRO)



#### INFO

**PRICE:** 527.501 €

**PROPERTY TYPE:** Apartment

**CITY:** Albir (Albir centro)

**BEDROOMS:** 4

**Bathrooms:** 2

**Build ( m2 ):** 125

**Plot ( m2 ):** -

**Terrace ( m2 ):** 73

**Year:** -

**Floor:** -

**Old price** -



#### DESCRIPTION

If there is anything that makes these apartments so unique it is due to the large gardens on the ground floor and the large terraces from 20 sqm to a full 130 sqm, with views over the Mediterranean or the nature park. The first construction phase consists of a total of 82 apartments divided into 1,2,3 and 4 bedrooms, with terraces and outdoor spaces, as well as a garage and storage room. All apartments are designed to achieve an airy feeling of space, light and the taste of quality. The entire project is located on a 30,318 m2 plot located in the heart of Albir center. The urbanization will be completely closed and will offer a high degree of security and tranquillity. With video surveillance and access control system. It will also be an area that is completely car-free. Inside the area and around the buildings there will be various decorative parks water mirrors and several swimming pools. There will also be access to a heated indoor pool. The park with a garden of 17,600 square meters which was planted in 1962 and will continue to be an important element in the project. In addition, a completely new park is being built in different levels and which is 9,800 square meters, with fruit trees, avocado, lemon

and orange trees. Within the area, there will also be plans for all kinds of services and services as an example, Office solution with desk and other office facilities, telecommunication meetings, high-speed Wi-Fi. Concierge with parcel reception. Parking with charging points for electric and hybrid cars as needed. Bicycle parking and maintenance area. Differentiated washing areas for vehicles and bicycles. Next to the outdoor pools there will be a bar and a sun deck equipped with sun loungers, parasols and various outdoor furniture. There will be a tennis and paddle court inside the area. Integrated in the garden, it will be arranged for Yoga Studio. Gym and sauna. Multifunctional room with gourmet and wine cellar room. Work and reading room. Playroom. Cinema. Storage room. THE APARTMENTS The entire building will be thermally and acoustically insulated in accordance with current regulations and will be designed to be updated to the energy efficiency requirements of CTE E-HE. Enclosures with external finishing board, thermal and acoustic insulation built into the bearing base, and double-laminated plasterboard. Self-supporting partitions consist of a galvanized steel construction with intermediate thermal and acoustic insulation, double or single laminated 13 mm plasterboard on each side, depending on the project. Distinguish between apartments with ceramic bricks, acoustic insulation and cladding with double laminated plasterboard on each side. Large porcelain tiles in all rooms and bathrooms. Anti-shock acoustic insulation on all floors. Anti-impact sound insulation under all floors. On terraces, anti-slip tiles are used on floors. Submerged ceiling with laminated plasterboard for indoor air conditioning machines. Double glazing type climait windows or similar, to strengthen thermal and acoustic insulation. Optional home automation system that allows you to coordinate temperature, humidity, lighting, blinds, air quality and communication with the access control through video door input, so you can use your smartphone or tablet as a remote control inside and outside the home. Self-regulating individual mechanical ventilation system in each apartment. Grohe or similar sanitary equipment, with Water Label certification. Grohe taps or similar, with Water Label certification. Kitchen equipped, worktops and matching shelves in very durable material. Complete installation of air conditioning, underfloor heating and sanitary water using an aerothermal system, with heat pump refrigerator and concealed ducts. Lighting with dichroic LEDs and presence detectors in distributors and common areas. TV, telephone and telecommunication outlets in living room and bedroom. Terraces with TV sockets. The front door of the apartment is a security door. Built-in wardrobes equipped with shelves, hangers and drawers. The doors can be folded and / or slid and will match the rest of the interior wood in the apartment. Exterior frames are made of aluminum, with sliding doors that are integrated in the floor, and fold-it-and-turn doors by type. Parking spaces with electric charger with charging capacity level 2 (208 volts) or higher. Storage room: Each apartment has 1 storage room with ventilation system in common areas.

## ENERGETIC CERTIFIED



<b>STYLE</b> <ul style="list-style-type: none"> <li>Modern</li> </ul>	<b>AIRCONDITIONING</b> <ul style="list-style-type: none"> <li>Central airconditioning</li> </ul>	<b>DISTANCE TO :</b> <div>Beach : 50 m</div> <div>Airport: 50 Km</div> <div>Town center : 50 m</div>	<b>PARKING</b> <div>Garage no Cars : 1</div> <div>Parking no Cars: 1</div>
<b>MAIN LIVING AREA</b> <ul style="list-style-type: none"> <li>Storage</li> <li>Bathroom en-suite</li> <li>Gym</li> </ul>	<b>FLOORING</b> <ul style="list-style-type: none"> <li>Tile floors</li> </ul>	<b>KITCHEN</b> <ul style="list-style-type: none"> <li>Open kitchen</li> <li>Equipped kitchen</li> </ul>	<b>GARDEN AND TERRACES</b> <ul style="list-style-type: none"> <li>Covered terrace</li> <li>Open terrace</li> <li>Exterior lights</li> <li>Automatic watering system</li> <li>Fruit trees</li> <li>Palm trees</li> <li>Play Ground</li> <li>Landscaped</li> <li>Fenced</li> <li>Stone walls</li> <li>Electric gate</li> <li>Padle tennis</li> <li>Communal Garden</li> </ul>
<b>HEATING</b> <ul style="list-style-type: none"> <li>Floor heating bathrooms</li> </ul>	<b>EXTRA</b> <ul style="list-style-type: none"> <li>Built in wardrobes</li> <li>Alarm</li> <li>Reinforced door</li> <li>Double glazed windows</li> <li>Door bell with camera</li> <li>Satellite TV</li> <li>Security guard</li> <li>Video security</li> <li>Storage room</li> <li>Laundry room</li> <li>Lift</li> <li>Internet</li> </ul>		













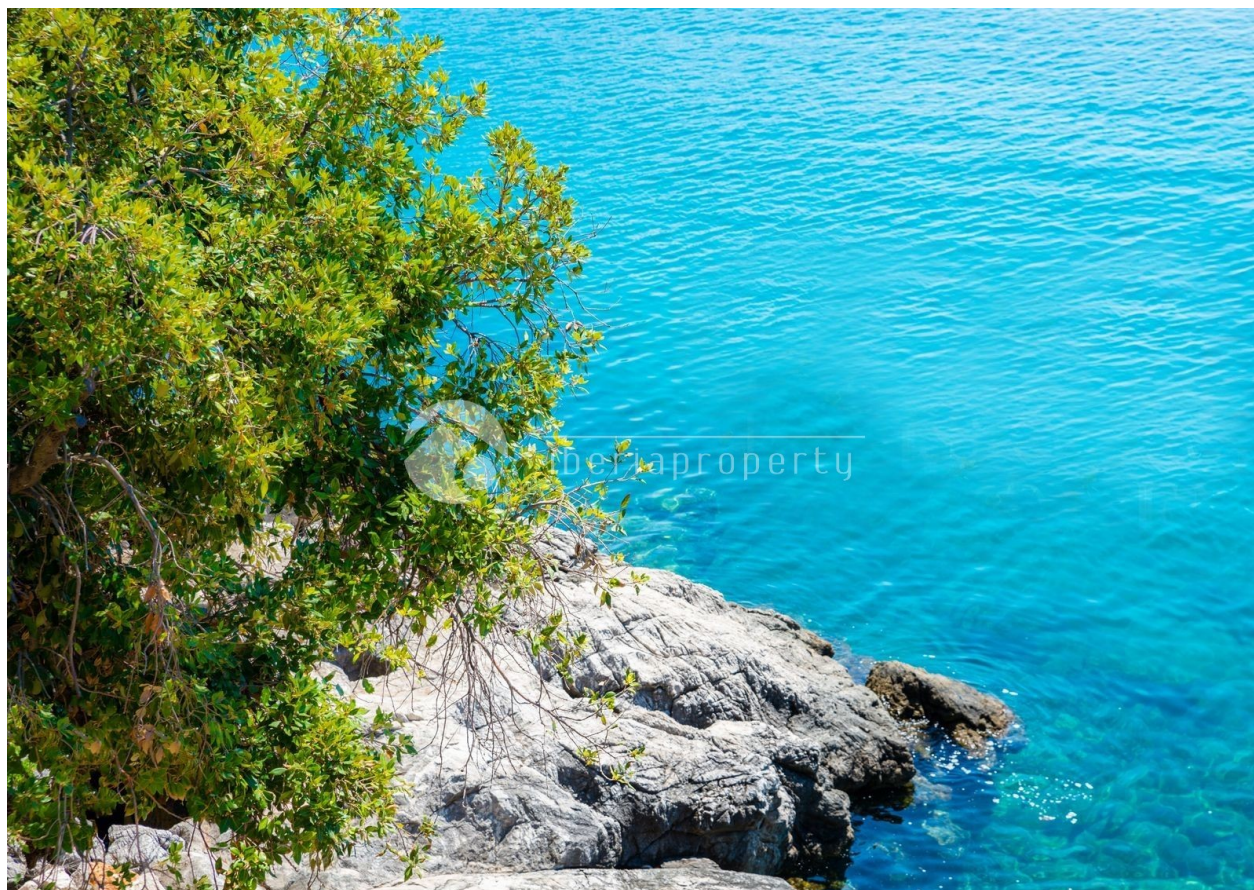














URBANISERINGEN

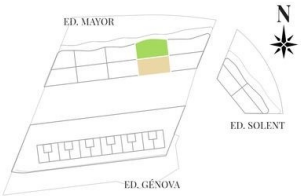


LEILIGHET  
ED. MAYOR  
2 SOVEROM  
2. ETASJE  
TYPE 1



BYGGE AREAL	97,72 m²
BRUKS AREAL	82,12 m²
TERRASSE (BRUKS AREAL)	68,47 m²

BRUKS AREAL	
STUE, SPISESTUE OG KJØKKEN	39,44 m²
HOVED SOVEROM	16,01 m²
HOVED BADEROM	5,44 m²
SOVEROM 2	11,51 m²
BADEROM 2	4,11 m²
GANG	2,64 m²
VASKEROM	2,97 m²



VERSION: DESEMBER 2020

Dette dokumentet er informasjon og kan ha uttagelser på grunn av at det er en del av et prosjekt. Alle rettigheter, inkludert forbehold, er forbeholdt. Sammenheng og innhold er ikke garantert, men kan endres uten varsel.



LEILIGHET  
ED. SOLENT  
3 SOVEROM  
BAKKEPLAN  
ETASJE MED HAGE  
TYPE 2



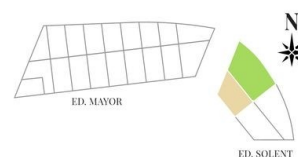
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BYGGE AREAL	107,75 m <sup>2</sup>
BRUKS AREAL	90,55 m <sup>2</sup>
HAGE (BRUKS AREAL)	132,1 m <sup>2</sup>

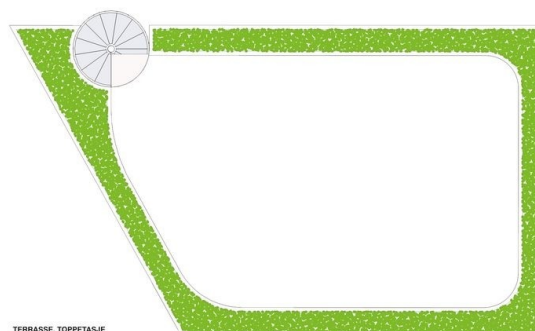
BRUKS AREAL	
STUE, SPISESTUE OG KJØKKEN	33,79 m <sup>2</sup>
HOVED SOVEROM	15,23 m <sup>2</sup>
HOVED BADEROM	4,17 m <sup>2</sup>
GARDEROBE	4,17 m <sup>2</sup>
SOVEROM 2	10,96 m <sup>2</sup>
SOVEROM 3	10,96 m <sup>2</sup>
BADEROM 2	4,17 m <sup>2</sup>
GANG	3,85 m <sup>2</sup>
VASKEROM	3,24 m <sup>2</sup>

UTSIKT MOT RAHIA ALBIR



ED. GENOVA

LEILIGHET  
ED. SOLENT  
2 SOVEROM  
TOPPETASJE  
TYPE 2

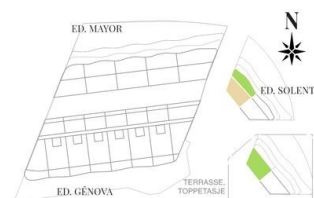


TERRASSE, TOPPETASJE

BYGGE AREAL	86,95 m <sup>2</sup>
BRUKS AREAL	73,07 m <sup>2</sup>
TERRASSE 1 (BRUKS AREAL)	35,47 m <sup>2</sup>
TERRASSE 2 (BRUKS AREAL)	77,95 m <sup>2</sup>

BRUKS AREAL	
STUE, SPISESTUE OG KJØKKEN	31,48 m <sup>2</sup>
HOVED SOVEROM	16,56 m <sup>2</sup>
HOVED BADEROM	4,06 m <sup>2</sup>
GARDEROBE	2,62 m <sup>2</sup>
SOVEROM 2	10,79 m <sup>2</sup>
BADEROM 2	2,91 m <sup>2</sup>
GANG	1,42 m <sup>2</sup>
VASKEROM	3,24 m <sup>2</sup>

UTSIKT MOT RAHIA ALBIR



VERSION: DESEMBER 2020

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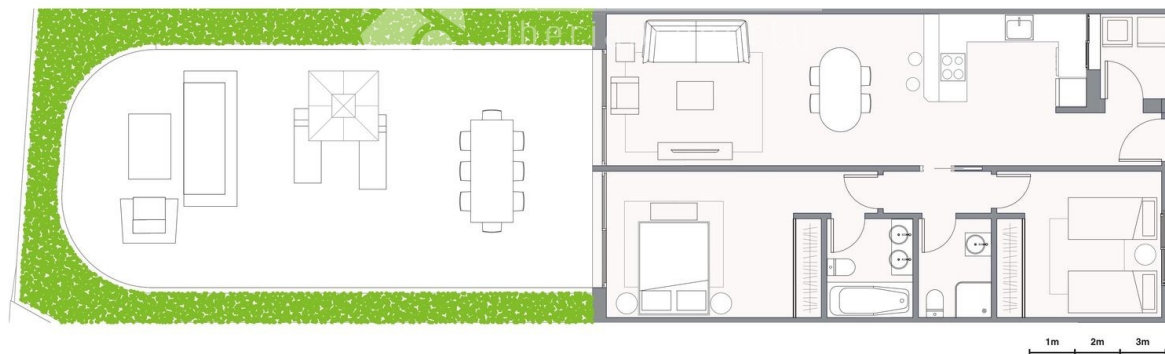
LEILIGHET

ED. MAYOR  
2 SOVEROM  
BAKKEPLAN  
ETASJE MED HAGE  
TYPE 7



BYGGE AREAL	88,26 m²
BRUKS AREAL	74,17 m²
HAGE (BRUKS AREAL)	57,23 m²

BRUKS AREAL	
STUE, SPISESTUE OG KJØKKEN	35,40 m²
HOVED SOVEROM	15,54 m²
HOVED BADEROM	3,92 m²
SOVEROM 2	11,06 m²
BADEROM 2	3,32 m²
GANG	2,09 m²
VASKEROM	2,84 m²

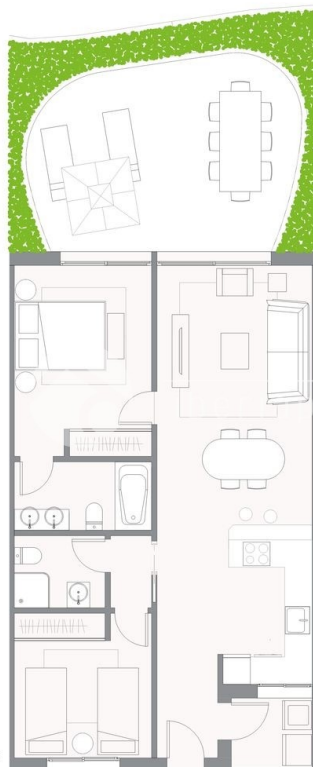


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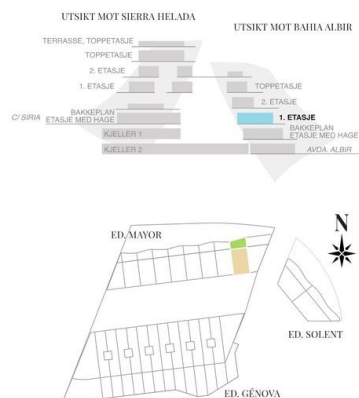
LEILIGHET

ED. MAYOR  
2 SOVEROM  
1. ETASJE  
TYPE 1



BYGGE AREAL	79,86 m²
BRUKS AREAL	67,11 m²
TERRASSE (BRUKS AREAL)	22,58 m²

BRUKS AREAL	
STUE, SPISESTUE OG KJØKKEN	33,30 m²
HOVED SOVEROM	12,52 m²
HOVED BADEROM	4,51 m²
SOVEROM 2	9,47 m²
BADEROM 2	3,14 m²
GANG	1,42 m²
VASKEROM	2,75 m²



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LEILIGHET

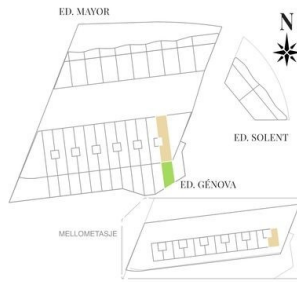
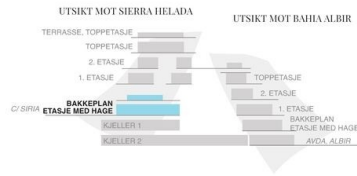
ED. GÉNOVA

2 SOVEROM

BAKKEPLAN

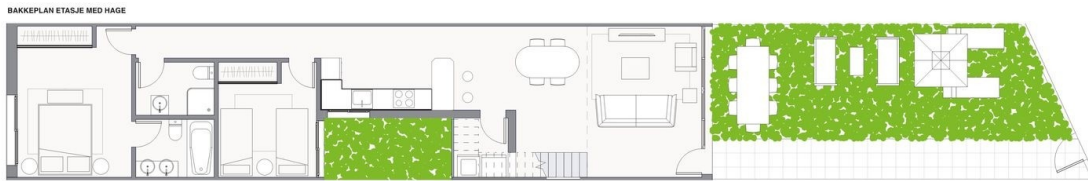
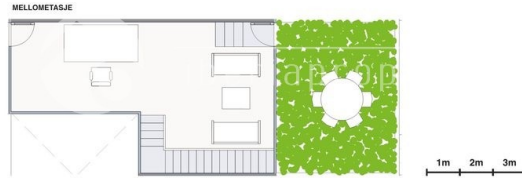
ETASJE MED HAGE

TYPE 12



BYGGE AREAL	116,97 m²
BRUKS AREAL	98,29 m²
MELLOMETASJE	14,36 m²
HAGE	42,72 m²

BRUKS AREAL	
STUE, SPISESTUE OG KJØKKEN	40,42 m²
HOVED SOVEROM	13,80 m²
HOVED BADEROM	3,64 m²
SOVEROM 2	8,99 m²
BADEROM 2	3,33 m²
MELLOMETASJE	25,52 m²
VASKEROM	2,59 m²



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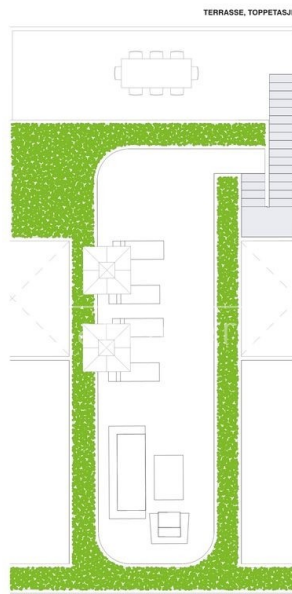
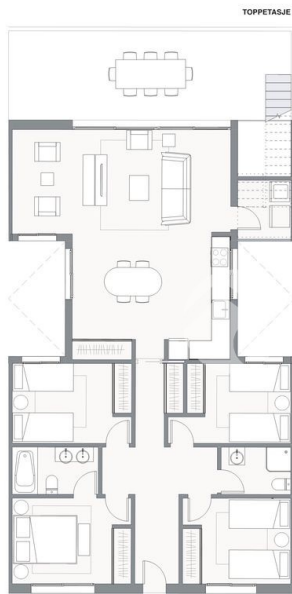
LEILIGHET

ED. GÉNOVA

4 SOVEROM

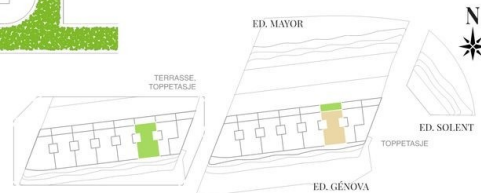
TOPPETASJE

TYPE 5



BYGGE AREAL	124,76 m²
BRUKS AREAL	104,84 m²
TERRASSE 1 (BRUKS AREAL)	24,86 m²
TERRASSE 2 (BRUKS AREAL)	48,27 m²

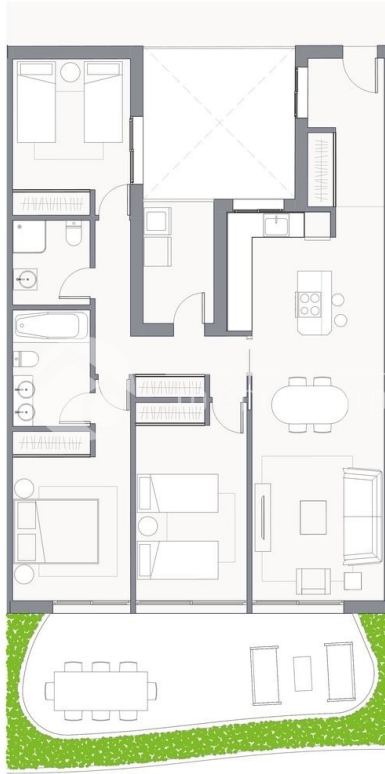
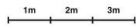
BRUKS AREAL	
STUE, SPISESTUE OG KJØKKEN	41,95 m²
HOVED SOVEROM	10,00 m²
HOVED BADEROM	4,01 m²
SOVEROM 2	9,33 m²
SOVEROM 3	9,08 m²
SOVEROM 4	8,59 m²
BADEROM 2	3,25 m²
GANG	12,56 m²
VASKEROM	3,10 m²
TERRASSELEGER	2,97 m²



VERSION: DESEMBER 2020

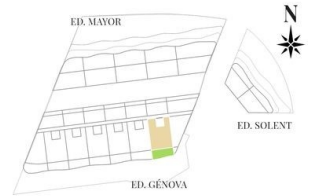
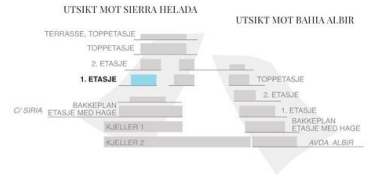
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LEILIGHET  
ED. GÉNOVA  
3 SOVEROM  
1. ETASJE  
TYPE 6



BYGGE AREAL	108,61 m²
BRUKS AREAL	91,27 m²
TERRASSE (BRUKS AREAL)	20,47 m²

BRUKS AREAL	
STUE, SPISESTUE OG KJØKKEN	30,32 m²
HOVED SOVEROM	11,79 m²
HOVED BADEROM	5,01 m²
SOVEROM 2	12,21 m²
SOVEROM 3	10,16 m²
BADEROM 2	3,64 m²
GANG 1	6,24 m²
GANG 2	7,11 m²
VASKEROM	4,79 m²



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"OUR EXPERIENCE IS YOUR GUARANTEE"