VIASS iberiaproperty

REF: # 7881

ALBIR (ALBIR CENTRO)

INFO

PRICE:	293.000 €
PROPERTY TYPE:	Apartment
CITY:	Albir (Albir centro)
BEDROOMS:	2
Bathrooms:	2
Build (m2):	80
Plot (m2):	-
Terrace (m2):	22
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 climalit 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

STYLE

- Modern

AIRCONDITIONING

- Central airconditioning

DISTANCE TO :

Beach : 50 m

Airport: 50 Km

Town center : 50 m

PARKING

Garage no Cars : 1

Parking no Cars: 1

MAIN LIVING AREA

- Bathroom en-suite
- Gym

FLOARING

- Tile floors

KITCHEN

- Open kitchen
- Equipped kitchen

GARDEN AND TERRACES

- Covered terrace
- Open terrace
- Exterior lights
- Automatic watering system
- Fruit trees
- Palm trees
- Play Ground
- Fenced
- Stone walls
- Electric gate
- Padle tennis
- Communal Garden

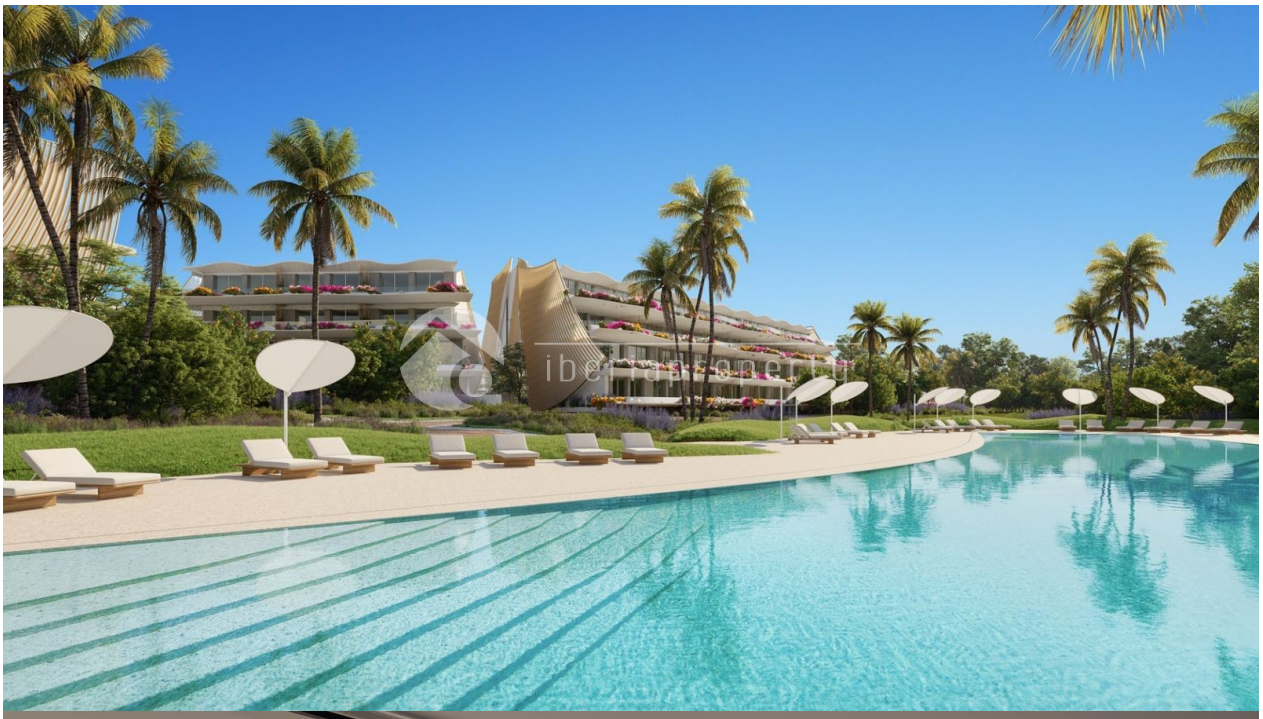
HEATING

- Floor heating bathrooms

EXTRA

- Built in wardrobes
- Alarm
- Reinforced door
- Double glazed windows
- Door bell with camera
- Satellite TV
- Video security
- Storage room
- Laundry room
- Lift
- Internet

PROPERTY GALLERY



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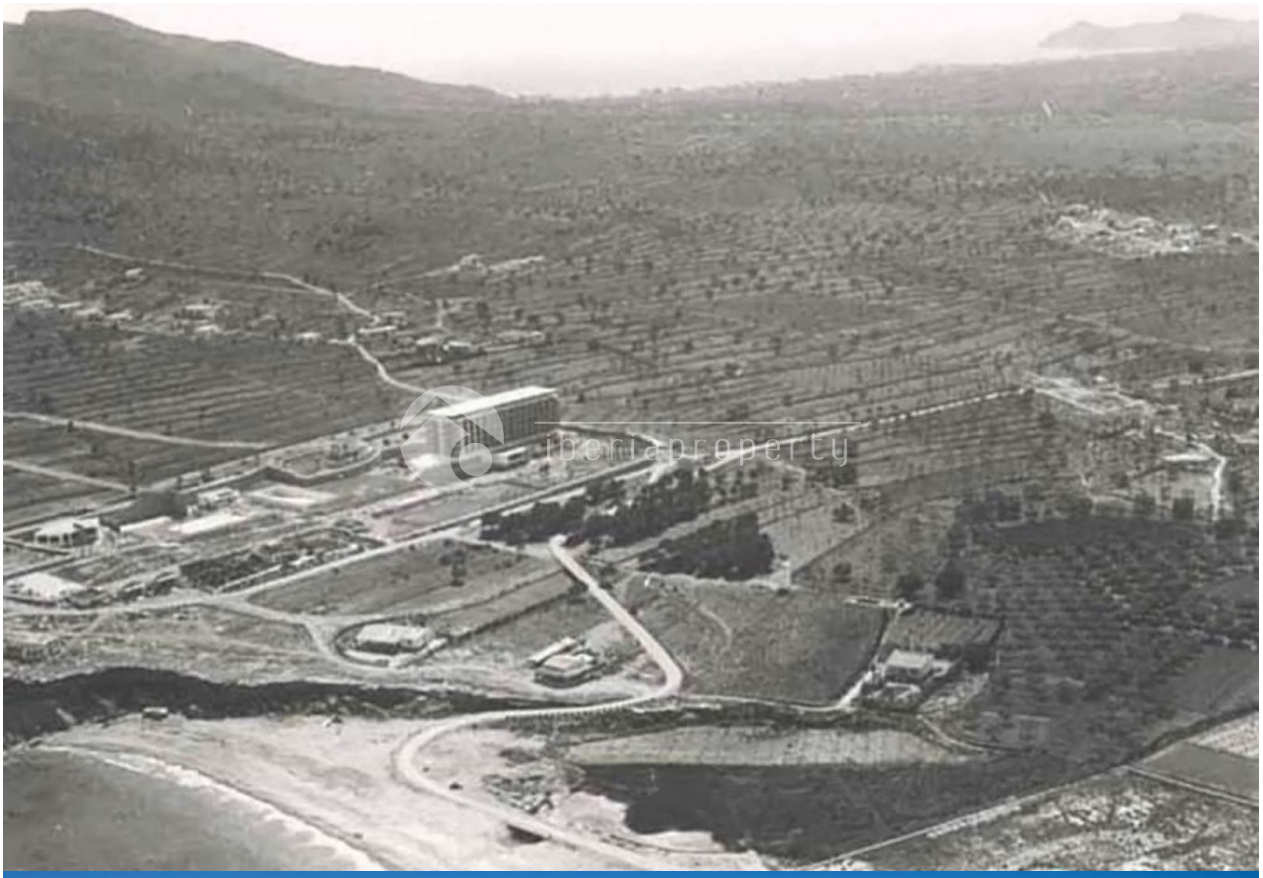

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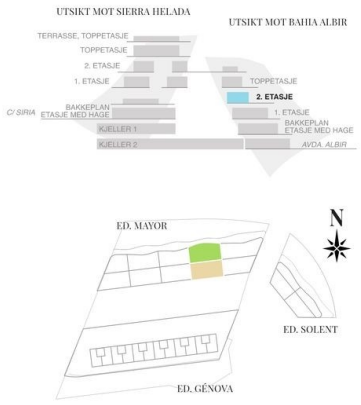
URBANISERINGEN

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



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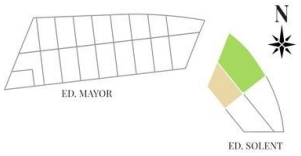
LEILIGHET

ED. SOLENT
3 SOVEROM
BAKKEPLAN ETASJE MED HAGE
TYPE 2

BYGGE AREAL	**107,75 m²**
BRUKS AREAL	**90,55 m²**
HAGE (BRUKS AREAL)	**132,1 m²**

BRUKS AREAL	
STUE, SPISESTUE OG KJØKKEN	33.79 m²
HOVED SOVEROM	15.23 m²
HOVED BADEROM	4.17 m²
GARDEROBE	4.17 m²
SOVEROM 2	10.96 m²
SOVEROM 3	10.96 m²
BADEROM 2	4,17 m²
GANG	3,85 m²
VASKEROM	3.24 m²

UTSIKT MOT BAHIA ALBIR



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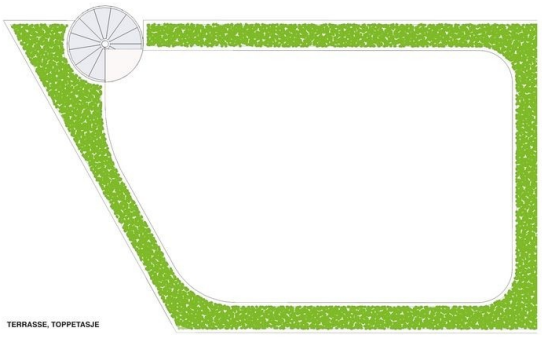
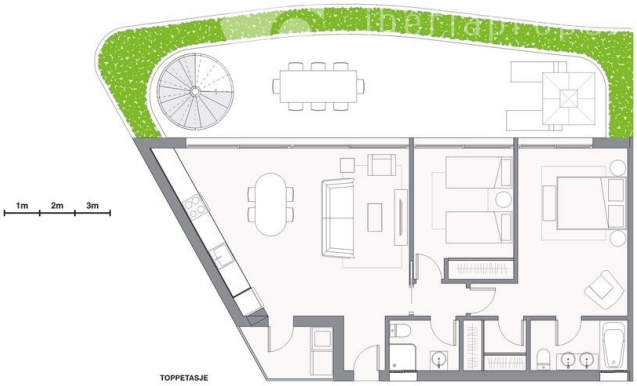
LEILIGHET

ED. SOLENT
2 SOVEROM
TOPPETASJE
TYPE 2

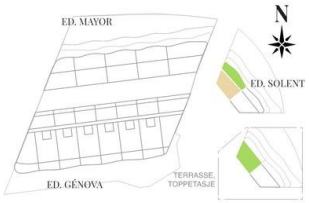




BYGGE AREAL	**86,95 m²**
BRUKS AREAL	**73,07 m²**
TERRASSE 1 (BRUKS AREAL)	**35,47 m²**
TERRASSE 2 (BRUKS AREAL)	**77,95 m²**

BRUKS AREAL	
STUE, SPISESTUE OG KJØKKEN	31.48 m²
HOVED SOVEROM	16,56 m²
HOVED BADEROM	4.06 m²
GARDEROBE	2.62 m²
SOVEROM 2	10.79 m²
BADEROM 2	2,91 m²
GANG	1,42 m²
VASKEROM	3.24 m²

UTSIKT MOT BAHIA ALBIR



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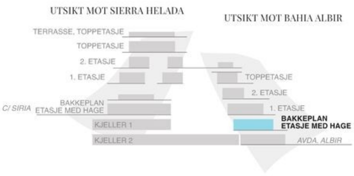
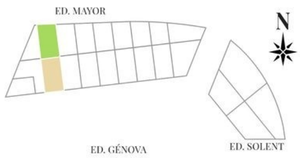
LEILIGHET

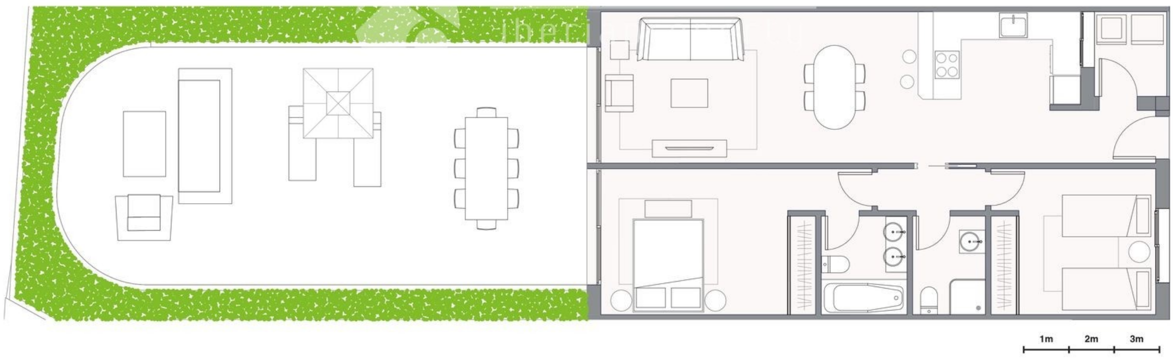
ED. MAYOR
2 SOVEROM
BAKKEPLAN ETASJE MED HAGE
TYPE 7





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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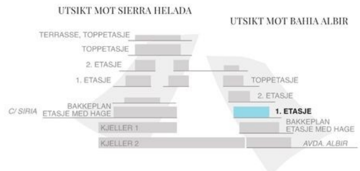
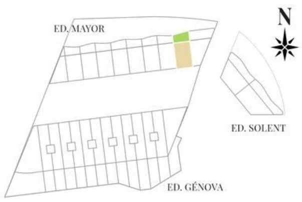
LEILIGHET

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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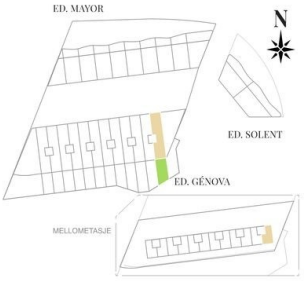
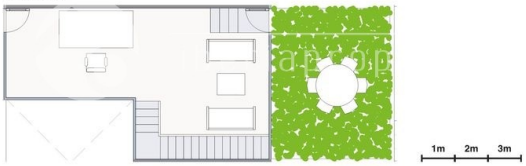
LEILIGHET

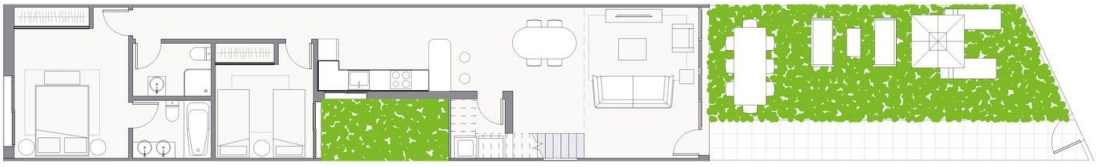
ED. GÉNOVA
2 SOVEROM
BAKKEPLAN ETASJE MED HAGE
TYPE 12



BYGGE AREAL	**116,97 m²**
BRUKS AREAL	**98,29 m²**
MELLOMETASJE TERRASSE	**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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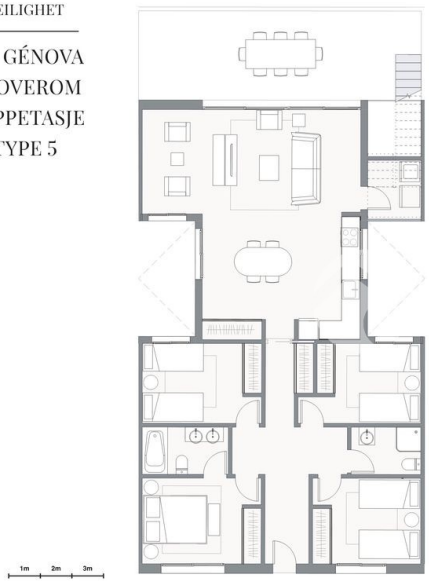
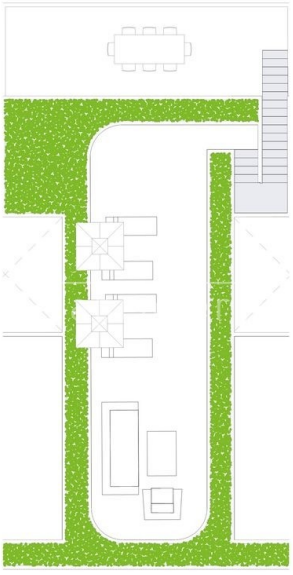
LEILIGHET

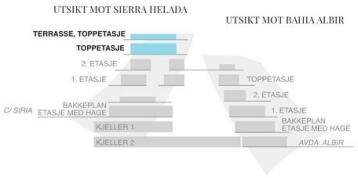
ED. GÉNOVA
4 SOVEROM
TOPPETASJE
TYPE 5

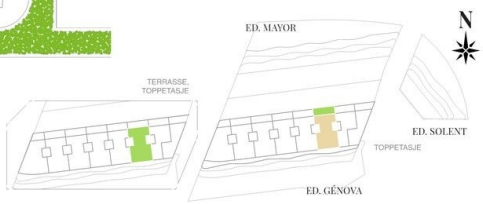




BYGGE AREAL	**124,76 m²**
BRUKS AREAL	**104,84 m²**
TERRASSE 1 (BRUKS AREAL)	**24,86 m²**
TERRASSE 2 (BRUKS AREAL)	**48,27 m²**

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





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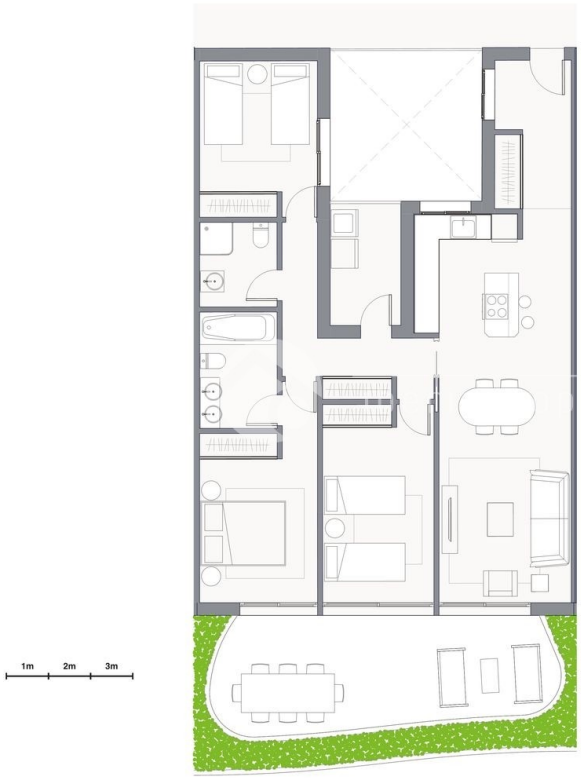
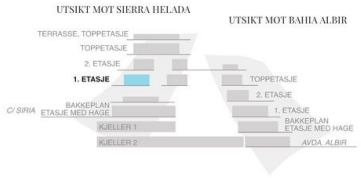
LEILIGHET

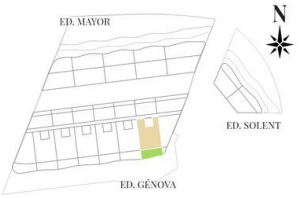
ED. GÉNOVA
3 SOVEROM
1. ETASJE
TYPE 6



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"