



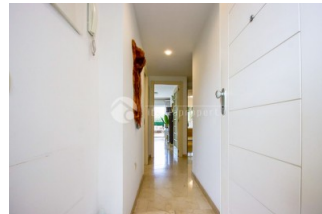
REF: # 13342

ALBIR (ALBIR CENTRO)



INFO

|                    |                      |
|--------------------|----------------------|
| PREIS:             | 370.000 €            |
| TYP EIGENTUM:      | Apartment            |
| STADT:             | Albir (Albir centro) |
| SCHLAFZIMMER:      | 2                    |
| BADEZIMMER:        | -                    |
| GEBAUT ( m2 ):     | 84                   |
| GRUNDSTÜCK ( m2 ): | -                    |
| TERRASSE ( m2 ):   | 80                   |
| JAHR:              | 2006                 |
| ETAGEN:            | -                    |
| Nachricht          | -                    |



BESCHREIBUNG

Beautiful corner ground-floor apartment located in the heart of Albir, close to all amenities and just 2 minutes' walk from the beach. The property stands out for its spacious L-shaped outdoor garden terrace, perfect for enjoying the Mediterranean lifestyle all year round. There is plenty of space to create a barbecue area, chill-out zone, outdoor dining area or relaxing sun lounge. The apartment is distributed into 2 bedrooms and 2 bathrooms. The main bedroom has an en-suite bathroom, while the second bedroom is served by an additional bathroom. The property also features a fully equipped independent kitchen, a practical laundry/storage room and a bright living-dining area with direct access to the garden terrace. The apartment is equipped with hot and cold ducted air conditioning and infrared heating panels in the living room, ensuring comfort throughout the year. A private parking space is included in the price. The residential complex offers excellent communal facilities, including an outdoor swimming pool, heated indoor pool, paddle and tennis courts, children's playground and large green

areas where you can relax, sunbathe and enjoy the peaceful surroundings. An ideal property as a permanent home, holiday residence or investment, thanks to its privileged location in the centre of Albir and its proximity to the beach. Main features Corner ground-floor apartment Central Albir location 2 minutes' walk from the beach 2 bedrooms 2 bathrooms, one en suite Fully equipped independent kitchen Laundry / storage room Large L-shaped garden terrace Hot and cold ducted air conditioning Infrared heating panels in the living room Parking space included Outdoor pool and heated pool Paddle and tennis courts Children's playground and communal green areas

## ENERGETIC CERTIFIED

energy house

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|--|---|---|--|
| <b>STIL</b>  | <b>ANSICHTEN</b>  | <b>KLIMAAANLAGE</b>   | <b>ENTFERNUNG :</b>  |
| <ul style="list-style-type: none"> <li>• Modern</li> </ul>   | <ul style="list-style-type: none"> <li>• Panorama</li> <li>• Bergblick</li> </ul>   | <ul style="list-style-type: none"> <li>• Zentral</li> <li>• Wohnraum</li> <li>• Küche</li> <li>• Schlafzimmer</li> </ul>  | Strand : 200 m<br>Flughafen: 40 Km<br>Stadtzentrum : 50 m                  |
| <b>ORIENTIERUNG</b>  | <b>MÖBEL</b>  | <b>PARKPLATZ</b>  | <b>STEUERN</b>   |
| Südwest  | <ul style="list-style-type: none"> <li>• Möbliert</li> </ul>  | Garage Anzahl Autos : 1   | Gemeinschaftskosten : 1.228 €<br>I.B.I : 316 €                             |
| <b>FLOORING</b>  | <b>KÜCHE</b>  | <b>GARTENTERRASSEN</b>  | <b>HEIZUNG</b>   |
| <ul style="list-style-type: none"> <li>• Marmorboden</li> <li>• Steinboden</li> </ul>  | <ul style="list-style-type: none"> <li>• geschlossene Küche</li> <li>• Ausgestattet</li> </ul>  | <ul style="list-style-type: none"> <li>• überdachte Terrasse</li> <li>• offene Terrasse</li> <li>• Aussenbeleuchtung</li> <li>• Obstbäume</li> <li>• Palmen</li> <li>• Spielplatz</li> <li>• umzäunt</li> <li>• Natursteinmauern</li> <li>• Privater Garten</li> <li>• Gemeinschaftsgarten</li> </ul> | <ul style="list-style-type: none"> <li>• Zentralheizung elektr.</li> </ul> |
| <b>EXTRA</b>   | <b>ENERGETIC CERTIFIED</b>  |   |  |
| <ul style="list-style-type: none"> <li>• Einbauschränke</li> <li>• Alarm</li> <li>• Stahltür</li> <li>• Doppelverglasung</li> <li>• Satellitenfernsehen</li> <li>• Lagerraum</li> <li>• Waschraum</li> <li>• Fahrstuhl</li> <li>• Internet</li> <li>• Hausmeister</li> </ul> | energy house<br>Image type unknown<br><a href="https://www.viass.de//assets/images/viass/energy/E_en-energy.png">https://www.viass.de//assets/images/viass/energy/E_en-energy.png</a> |   |  |

**"OUR EXPERIENCE IS YOUR GUARANTEE"**