

# ☀ Costa Blanca Booking ☀

## Villa with private pool and beautiful garden



Unique opportunity: brand-new villa (2021) on a plot with two independent apartments, connected by an exterior staircase. Versatile layout, perfect for family use or investment, with modern spaces, attractive views, and well-equipped outdoor areas. Ground floor &euro; Apartment 1: Spacious living/dining room with open-plan kitchen. Three generous bedrooms with built-in wardrobes. Three bathrooms, including the en-suite master bedroom. Climate control: air conditioning with heating/cooling in all rooms. Blinds on all windows. First floor &euro; Apartment 2: Living/dining room with direct access to a sunny terrace of approximately 26.43 m<sup>2</sup>. Open-plan kitchen. Two bedrooms with en-suite bathrooms. Guest toilet. Master bedroom with access to a private terrace and views of the Albir. Large west-facing terrace on the first floor, with panoramic mountain views and beautiful sunsets; access from the living room. Exterior and extras: Large garden with fruit trees. Terrace with barbecue area. Private swimming pool. Garage for two cars. Electric garage door and two street-facing sliding gates providing access to the property. Electric underfloor heating in kitchens and bathrooms; underfloor heating/ cooling throughout the residence. Blinds on all windows and an electric awning on one of the terraces. Construction and equipment: Construction carried out by a renowned company in 2021. Appliances installed in both kitchens. Electronic access and security doors for greater comfort and safety.

<b>Location</b>	Albir
<b>Property Type</b>	Villa
<b>Bedrooms</b>	5
<b>Bathrooms</b>	5
<b>Plot</b>	1210m <sup>2</sup>
<b>Build</b>	220m <sup>2</sup>
<b>Pool</b>	-
<b>Orientation</b>	East-West
<b>Views</b>	Panoramic



**PRICE: 1,150,000.00 €**

**REF.: S-4692**

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