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# DETACHED HOUSE AT CALLE BERGEN No. 3

EL ALBIR – L'ALFÀS DEL PI

## PROPERTY FEATURES:

- Detached single-family house with ground floor and first floor, located on a plot with a surface area of 530.00 m<sup>2</sup>.
- Approximate location 1 km from the central area of Albir.
- The property is situated within a plot adjoining a neighboring house. Privacy with respect to adjacent neighbors has been carefully considered and resolved in both the house design and the exterior landscaping.
- Energy-efficient and sustainable home with maximum A rating. First-generation thermal insulation. Exterior aluminum carpentry with thermal break, insulated glazing, and solar filter. Electricity generation through photovoltaic solar panels installed on the roof. Storage battery for surplus energy for later use. All according to project technical specifications.
- Number of bedrooms: 4 in total, all with en-suite bathrooms. Spacious walk-in showers and glass screens. High-quality bathroom furniture with designer taps and countertop sinks. Wall-hung toilets with concealed cisterns and flush plates.
- Magnificent master suite of large size, with a spacious walk-in wardrobe and a full bathroom including two sinks, shower tray, toilet, and bidet. High-quality furniture.
- Additional guest toilet.
- Spacious living-dining room with integrated kitchen. Kitchen with large island. All appliances included. Laundry area integrated into the technical room in the garage area.
- Spectacular covered entrance porch with Ibiza-style finish and decorative garden, featuring a large wooden door.
- Magnificent terrace adjacent to the living room where the swimming pool is located.
- Swimming pool with access via integrated steps and a bench area prepared for jacuzzi installation.
- Garage for one vehicle integrated into the house with direct access and electric vehicle charging point. Possibility to park an additional vehicle on the plot.
- Large and magnificent solarium/garden on the roof level, accessed via an internal staircase, intended for installations and a terrace with stunning views.

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## CONSTRUCTION SPECIFICATIONS:

- Reinforced concrete foundations and structure, according to project plans. Adapted to current structural and seismic regulations. Fire protection included. Covered by a 10-year building warranty insurance.
  - Exterior walls formed by a double outer layer with insulating cavity and high-performance thermal insulation. Finished with monocouche mortar and plastic paint.
  - Interior finishes with plaster and paint.
  - Large-format porcelain ceramic flooring throughout the interior, with non-slip flooring in exterior areas. Matching skirting boards.
  - Suspended ceilings made of laminated plasterboard with galvanized steel structure.
  - Bathroom wall coverings combining large-format tiles and decorative mosaic. Smooth white plastic paint partially in bathrooms and on interior walls and ceilings.
  - Carefully designed thermal envelope using façade insulation systems with 6 cm sprayed polyurethane. Inverted walkable roof system with 8 cm extruded polystyrene insulation. The complete envelope and installation systems provide an energy efficiency rating of “Class A” according to building certification regulations. Roof solarium finished with the same material as lower terraces.
  - Exterior aluminum carpentry with thermal break, lacquered finish, and solar-control glazing for high energy efficiency. Electrically operated motorized shutters in openings indicated in the project.
  - Wooden entrance door with one hinged leaf and one fixed glazed section with safety glass.
  - Interior doors and wardrobes in white lacquered MDF, hinged doors and sliding wardrobes.
  - Electrical system with junction boxes according to current regulations. Modern-style electrical fittings adapted to the house.
  - Drainage network with soundproof downpipes (Jimten Phonoblock or similar) for rainwater and wastewater.
  - Underfloor heating system throughout the house using hot water via high-efficiency aérothermal system, divided into circuits for different floors and rooms.
  - Air conditioning system via direct expansion, high energy efficiency, heat pump, and ducted distribution throughout the house, with zoning by floors and rooms and independent programmable thermostats.
  - Automatic mechanical ventilation system, high efficiency, double-flow with heat recovery throughout the house to ensure air renewal and indoor air quality (SIBER brand or similar), with up to 90% heat recovery.
  - Perimeter alarm system for interior and exterior protection. Additional outdoor video surveillance system with independent home automation control.
  - Exterior landscaped gardens with native species, medium-sized trees, and hedges, with decorative lighting and automatic irrigation system.
  - Plot fencing. Automated sliding gate for plot and garage with remote control. Independent pedestrian access with video intercom and control screens on both ground and first floors.
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