

REF.:6268

Andorra | Sotheby's
INTERNATIONAL REALTY

Exclusive apartment to buy in Els Vilars, Escaldes-Engordany

Andorra - Escaldes-Engordany

Superficie	Habitaciones	Baños	Precio
164 m²	3	3	1.670.000 €

Contáctenos para recibir más información o solicitar una visita

+376 872 222

info@sir.ad



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Welcome to your new home in Els Vilars, Escaldes, where elegance and nature merge in perfect harmony. This exclusive newly built apartment redefines the concept of contemporary living, offering a welcoming space surrounded by a privileged natural environment. Located just minutes from the vibrant center of Andorra la Vella, enjoy immediate access to a wide range of services, shops, and leisure options. Ideal for those seeking an active and fulfilling life, without compromising on comfort and tranquility. Designed with a sustainable approach, this property is an architectural gem that stands out for its structure with large windows that illuminate every corner with natural light, creating an atmosphere of serenity and purity. The stunning views offered of Escaldes and the majestic surrounding mountains, along with its south orientation, provide exceptional lighting throughout the day, from dawn to dusk. The apartment features three en-suite bedrooms, a guest bathroom, a practical utility room, and terraces that offer privileged views. Its intelligent layout includes a spacious dining area with access to the terrace, as well as a kitchen equipped with an iconic fireplace that elegantly integrates the different spaces. Primarily oriented to the south, the apartment is a model of energy efficiency, complemented by gardens and green areas that provide an intimate and relaxing space. Discover the true essence of Andorran life in this unique villa, where every detail has been meticulously cared for to ensure your maximum comfort and a life full of harmony and beauty. Make your dream a reality and inquire about this exceptional real estate opportunity today.

Características

- | | | |
|------------------------|---------------------|--------------------|
| ✓ Parking | ✓ sòl radiant | ✓ Parquet |
| ✓ Llar de foc | ✓ Domòtica | ✓ Triple vidre |
| ✓ Safareig | ✓ Armaris encastats | ✓ Assolellat |
| ✓ Terrassa | ✓ Aire condicionat | ✓ Calefacció |
| ✓ Vistes a la muntanya | ✓ Vistes ciutat | ✓ Zona verda |
| ✓ Aigua calenta | ✓ Electrodomestics | ✓ Il·luminació LED |

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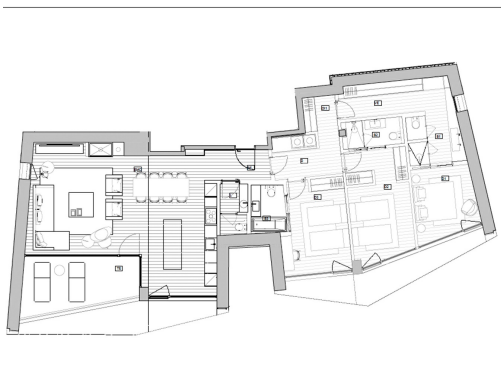
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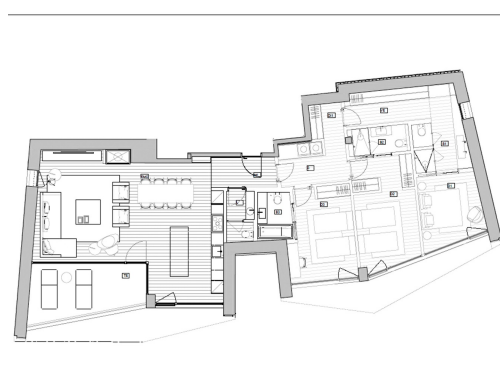
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SUPERFICIE CONSTRUIDA TOTAL		164,00
Pavimento		13,00
Balcón		14,00
SUPERFICIE ÚTIL INTERIOR		
Puerta Tipo	S. ÚTIL	
REC. Habitación	4,27	
ENC. Exterior/Interior/Cuina	52,76	
S. Salvo	3,00	
L. Lavabo	3,10	
B1. Baño 01	6,12	
B2. Baño 02	3,56	
B3. Baño 03	3,82	
D1. Dormitorio 01	9,91	
D2. Dormitorio 02	15,51	
D3. Dormitorio 03	13,5	
D4. Distribuidor 1	3,48	
VE. Vestíbulo	8,92	
Total Interior		131,13
SUPERFICIE ÚTIL EXTERIOR		
TE. Terraza	13,85	
Total Exterior		13,85



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