

REF.:6451

Andorra | Sotheby's  
INTERNATIONAL REALTY

## Exclusive new-build duplex for sale in Ordino

Andorra - Ordino

|                          |              |          |                    |
|--------------------------|--------------|----------|--------------------|
| Superficie               | Habitaciones | Baños    | Precio             |
| <b>362 m<sup>2</sup></b> | <b>4</b>     | <b>4</b> | <b>3.800.000 €</b> |

Contáctenos para recibir más información o solicitar una visita

+376 872 222

info@sir.ad



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An exclusive attic duplex for sale in the charming village of Ordino, the first destination in the Principality of Andorra designated as a Biosphere Reserve. This spectacular property is part of a new construction development that stands out for its privileged location as well as its luxurious design, created by the renowned architecture firm Rafael De la-Hoz Arquitectes. It is a newly built property of approximately 362 m<sup>2</sup>, including two optimally oriented terraces to maximize natural light, while enjoying stunning views of Ordino and its valleys. On the first floor, there is the sleeping area with three en-suite bedrooms with full bathrooms, and the master suite of the property, featuring a walk-in wardrobe and a full bathroom. All bedrooms have access to the terrace. The second floor features a large kitchen with a central island, equipped with the latest technology, open to a cozy dining area with a fireplace and access to the terrace. This level also includes a lounge and a library, both with access to the terrace, a guest WC, and a laundry area. The top floor, under the roof, hosts a functional office. The property has a garage for 3 cars. The finishes are elegant and of the highest quality, and the design combines modern elements, such as large glass windows, with traditional Andorran architecture in stone and wood to blend seamlessly into the surroundings and preserve the country's essence.

## Características

- ✓ Safareig
- ✓ Llar de foc
- ✓ Zona comunitaria d'oci i esbarjo
- ✓ Near International schools
- ✓ Despatx
- ✓ Visibilitat
- ✓ Assolellat
- ✓ Aire condicionat
- ✓ Alarma
- ✓ Vistes ciutat
- ✓ Electrodomestics
- ✓ Parking cobert
- ✓ sòl radiant
- ✓ Parking tipus box
- ✓ Spa comunitari amb piscines i jacuzzi
- ✓ Triple vidre
- ✓ Ascensor adaptat cadira de rodes
- ✓ Propietat internacional
- ✓ Alarma
- ✓ Calefacció
- ✓ Vistes a la muntanya
- ✓ Zona verda
- ✓ Magatzem
- ✓ Parquet
- ✓ Zona de fitness comunitària dotada amb equipament
- ✓ Domòtica
- ✓ Càmeres de seguretat
- ✓ Spa comunitari
- ✓ Amaris encastats
- ✓ Terrassa
- ✓ Parking
- ✓ Transport públic aprop
- ✓ Aigua calenta
- ✓ Parking porta automàtica

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