

REF.:6259

Andorra | Sotheby's  
INTERNATIONAL REALTY

# Captivating New Build House for Sale in Els Vilars, Escaldes

Andorra - Escaldes-Engordany

Superficie	Habitaciones	Baños	Precio
<b>662 m<sup>2</sup></b>	<b>4</b>	<b>5</b>	<b>4.250.000 €</b>

Contáctenos para recibir más  
información o solicitar una visita

+376 872 222

info@sir.ad



# Captivating New Build House for Sale in Els Vilars, Escaldes

Andorra - Escaldes-Engordany

Superfície	Habitaciones	Baños	Precio
<b>662 m<sup>2</sup></b>	<b>4</b>	<b>5</b>	<b>4.250.000 €</b>

Contáctenos para recibir más  
información o solicitar una visita

 +376 872 222

 info@sir.ad

Welcome to your new home in Els Vilars, Escaldes, where elegance and nature merge in perfect harmony. Located in a privileged natural setting, this single-family villa is just minutes away from the vibrant center of the Andorran capital, offering immediate access to all the services, shops, and leisure areas the city has to offer. Designed with a sustainable approach, this property stands out for its structure with large windows that allow natural light to flood in, creating an atmosphere of tranquility and purity. The stunning views of Escaldes and the majestic mountains surrounding it add significant value, and its south-facing orientation ensures exceptional lighting throughout the day, from dawn to dusk. The entrance to the villa reveals a welcoming ground floor, designed for the living area, featuring a modern living room and a kitchen with an independent island that stands out for its functionality. All the rooms on the ground floor connect directly to a beautiful terrace-garden, providing an ideal space to enjoy the climate and natural surroundings. On the first floor, you will find a designated area for the sleeping quarters, with four suites equipped with private bathrooms and independent wardrobes, ensuring maximum privacy and comfort. The second floor transforms into a true oasis of well-being, with a gym, pool, spa, and multipurpose room, all boasting the best views in the region. Finally, the basement offers ample parking, storage space, and a laundry area, as well as easy and functional access to the home. With a design aimed at energy savings, this villa complements its comfort with gardens and green areas that create an intimate and pleasurable living space. Discover the true essence of Andorran life in this unique villa, where every detail has been carefully considered to provide you with maximum comfort and a life filled with harmony and beauty.

## Características

- ✓ sòl radiant
- ✓ Sauna
- ✓ Near International schools
- ✓ Gimnàs
- ✓ Terrassa
- ✓ Parking
- ✓ Ascensor
- ✓ Spa
- ✓ Parking porta automàtica
- ✓ Parquet
- ✓ Parking tipus box
- ✓ Triple vidre
- ✓ Armari encastats
- ✓ Aire condicionat
- ✓ Jardí
- ✓ Vistes a la muntanya
- ✓ Conserge
- ✓ Parking cobert
- ✓ Llar de foc
- ✓ Domòtica
- ✓ Safareig
- ✓ Assolellat
- ✓ Calefacció
- ✓ Piscina
- ✓ Zona verda
- ✓ Porta de seguretat
- ✓ Il.luminació LED

REF.:6259

Andorra | Sotheby's  
INTERNATIONAL REALTY

# Captivating New Build House for Sale in Els Vilars, Escaldes

Andorra - Escaldes-Engordany

Superficie	Habitaciones	Baños	Precio
<b>662 m<sup>2</sup></b>	<b>4</b>	<b>5</b>	<b>4.250.000 €</b>

Contáctenos para recibir más  
información o solicitar una visita

 +376 872 222

 info@sir.ad



Sotheby's International Realty® is a registered trademark licensed to Sotheby's International Realty Affiliates LLC. Each Sotheby's International Realty® office is independently owned and operated.

Andorra Sotheby's International Realty  
Calle Santa Anna, 14 AD700 Escaldes-Engordany Principado de Andorra  
Tel: +376 872 222 · Email: info@sir.ad

[www.andorra-sothebysrealty.com](http://www.andorra-sothebysrealty.com)