

REF.:6455

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INTERNATIONAL REALTY

## Exclusive new-build apartment for sale in Escaldes-Engordany

Andorra - Escaldes-Engordany

|                   |              |       |           |
|-------------------|--------------|-------|-----------|
| Superficie        | Habitaciones | Baños | Precio    |
| 96 m <sup>2</sup> | 2            | 2     | 975.000 € |

Contáctenos para recibir más información o solicitar una visita

+376 872 222

info@sir.ad



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Exclusive new-build apartment in Escaldes-Engordany, located between the residential areas of Sa Calma and Els Vilars, in a quiet and well-connected setting. The property offers a built area of 96.59 sqm, featuring two en-suite bedrooms, each with a full bathroom, as well as a guest toilet. The open-plan living and dining area with kitchen provides a modern and functional space, with direct access to a 9.37 sqm balcony, ideal for enjoying the surroundings. The apartment also includes a separate laundry room, contemporary finishes, and a layout designed for maximum comfort. Parking space and storage room not included in the price. The buyer may choose the garage box according to their needs. An excellent opportunity to live or invest in one of the most sought-after areas of Escaldes-Engordany.

## Características

- |                      |                        |                                    |
|----------------------|------------------------|------------------------------------|
| ✓ Walk-in closet(S)  | ✓ Safareig             | ✓ sòl radiant                      |
| ✓ Domòtica           | ✓ Triple vidre         | ✓ Ascensor adaptat cadira de rodes |
| ✓ Armaris encastrats | ✓ Assolellat           | ✓ Balcó                            |
| ✓ Calefacció         | ✓ Vistes a la muntanya | ✓ Vistes ciutat                    |
| ✓ Aigua calenta      | ✓ Electrodomestics     | ✓ Persianes el.lèctriques          |

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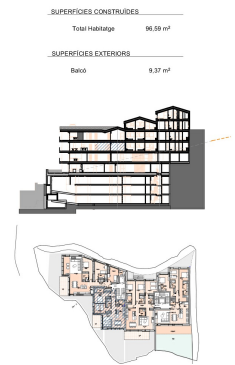
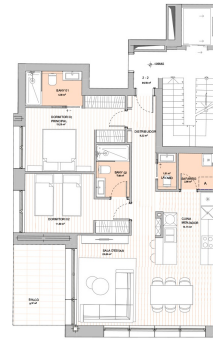
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