

REF.:5814

Andorra | Sotheby's  
INTERNATIONAL REALTY

# Exclusive newly built villa to buy in Ordino

Andorra - Ordino

Superficie	Habitaciones	Baños	Precio
<b>615 m<sup>2</sup></b>	<b>5</b>	<b>5</b>	<b>5.611.715 €</b>

Contáctenos para recibir más información o solicitar una visita

+376 872 222

info@sir.ad



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Exclusive chalet for sale in the charming village of Ordino, the first destination in the Principality of Andorra designated as a Biosphere Reserve. This sensational property is part of a new construction promotion that stands out for its privileged location as well as its luxurious design, conceived by the prestigious architectural studio Rafael De la-Hoz Arquitectes. It is a newly built property of approximately 615 m<sup>2</sup>, which includes multiple terraces optimally oriented to provide maximum exposure to natural light, while enjoying the magnificent views of Ordino and its valleys. The ground floor is dedicated to relaxation, featuring a spa and gym area, as well as a cinema room. On this floor, there are also two double en-suite bedrooms with full bathrooms, a guest toilet, and a storage area, as well as a spacious terrace. The first floor continues the sleeping area, with two en-suite bedrooms with full bathrooms and the property's master suite, complete with dressing room and full bathroom. All the bedrooms have access to the terrace. The second floor is laid out with a large kitchen with a central island, equipped with the latest technologies, and open to a cozy dining area with access to the terrace. In this area, there is also a living room and a library, both spaces also leading to the terrace, a guest toilet, and a laundry area. The top floor, with sloped ceilings, houses a functional office. The property has 2 garages, each accommodating 3 cars, as well as a storage room. The finishes are elegant and of the highest quality, and the design of the property combines modern elements, such as large windows, with classic Andorran architecture in stone and wood to integrate seamlessly into the environment and retain the essence of the country.

## Características

- ✓ Triple vidre
- ✓ Llar de foc
- ✓ Spa comunitari amb piscines i jacuzzi
- ✓ Despatx
- ✓ Assolellat
- ✓ Terrassa
- ✓ Parking
- ✓ Transport públic aprop
- ✓ Aigua calenta
- ✓ Parquet
- ✓ Domotica
- ✓ Càmeres de seguretat
- ✓ Ascensor adaptat cadira de rodes
- ✓ Cuina tipus office
- ✓ Aire condicionat
- ✓ Alarma
- ✓ Llar de foc
- ✓ Traster
- ✓ sòl radiant
- ✓ Zona de fitness comunitària dotada amb equipament
- ✓ Safareig
- ✓ Amaris encastats
- ✓ Parket ceràmic
- ✓ Calefacció
- ✓ Vistes a la muntanya
- ✓ Zona verda
- ✓ Electrodomestics



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