

REF.:6060

Andorra | Sotheby's  
INTERNATIONAL REALTY

# Apartment under construction with garden and terrace, to buy in Escaldes-Engordany

Andorra - Escaldes-Engordany

Superficie	Habitaciones	Baños	Precio
234 m <sup>2</sup>	3	3	1.390.000 €

Contáctenos para recibir más información o solicitar una visita

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Imagine living in this exclusive residential area in Escaldes-Engordany, surrounded by nature in the heart of the city with panoramic views and sunlight all day. The luxury apartments available for sale are located in an incomparable setting. To achieve a unique exclusivity in the residences, the main façade stands out for its large glass surfaces, combining fixed and movable glass panels with wooden elements alternated on each floor. The roofs follow the traditional style of the Andorran mountains, giving the project an exclusive and distinctive character. This exceptional residential complex offers a total of 15 dream homes, perfectly designed and cared for down to the last detail to ensure your well-being, safety, and tranquility. The apartment consists of 3 en-suite bedrooms, each with built-in closets and double curtains for blackout and solar control, as well as 3 full bathrooms and 1 guest toilet. The living-dining room has access to a private terrace and garden of 89m<sup>2</sup>, with a central fireplace that divides the two spaces, a fully equipped open-plan kitchen, and a laundry room. The kitchen features furniture from the brand Leicht or similar, with "push-to-open" system for drawers and prestigious appliances like Miele or equivalents. The apartment is equipped with a complete home automation system, including functionalities such as general lighting control (including a presence simulator), automated management of the radiant heating system, control of curtains, and technical alarms with flood sensors, contacts at the main door, and smoke detectors, as well as video intercom access control systems. Radiant heating system installed on all floors of the property, along with an aerothermal installation with a heat pump for hot water. The placement of heated towel racks in the bathrooms is estimated to complement the radiant heating of the house, using products like RUNTAL or equivalents. The goal is to create a cozy and intimate space where you can enjoy the magnificent views of the garden and the horizon. There is also the option to purchase a parking space for an additional cost of €35,000, and storage units available based on the buyer's needs. The expected completion date of this excellent project is scheduled for the fourth quarter of 2025.

## Características

- ✓ Transport públic aprop
- ✓ Garatge (Opcional)
- ✓ sòl radiant
- ✓ Safareig
- ✓ Terrassa
- ✓ Vistes ciutat
- ✓ Triple vidre
- ✓ Llar de foc
- ✓ Armaris encastrats
- ✓ Jardí
- ✓ Llar de foc
- ✓ Traster (Opcional)
- ✓ Domotica
- ✓ Assolellat
- ✓ Vistes a la muntanya



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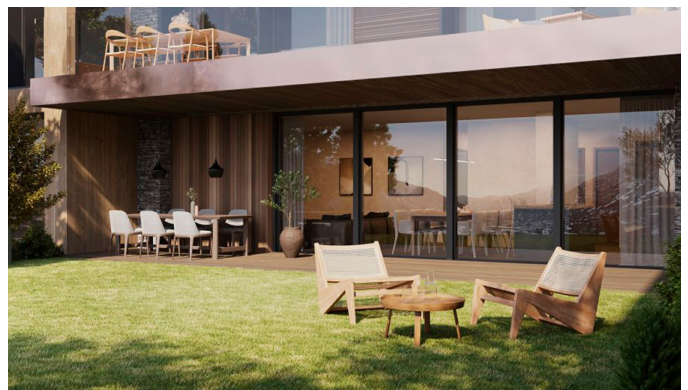
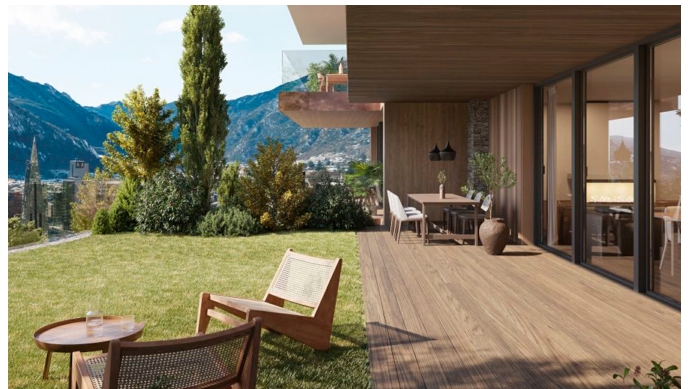
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