

REF.:6260

Andorra | Sotheby's  
INTERNATIONAL REALTY

## Inspiring house to buy in Els Vilars, Escaldes-Engordany

Andorra - Escaldes-Engordany

Superficie | Habitaciones | Baños | Precio  
**600 m<sup>2</sup>** | **4** | **5** | **4.350.000 €**

Contáctenos para recibir más  
información o solicitar una visita



+376 872 222



info@sir.ad



# Inspiring house to buy in Els Vilars, Escaldes-Engordany

Andorra - Escaldes-Engordany

Superficie | Habitaciones | Baños | Precio  
**600 m<sup>2</sup>** | **4** | **5** | **4.350.000 €**

**Contáctenos para recibir más  
información o solicitar una visita**



+376 872 222



info@sir.ad

**HOUSE 3** 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 from the vibrant center of the Andorran capital, offering immediate access to all the services, shops, and leisure areas that the city has to offer. Designed with a sustainable approach, this property stands out for its structure with large windows that allow natural light in, creating an ambiance of tranquility and purity. The stunning views of Escaldes and the majestic mountains that surround it add extra value, and its south orientation ensures exceptional lighting throughout the day, from dawn to dusk. The entrance to the villa reveals a cozy ground floor, designed for the living area, with a modern living room and a kitchen with an independent island that is distinguished by 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 an area reserved 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 featuring the best views of the region. Finally, the basement offers ample parking, storage, and laundry space, as well as easy and functional access to the home. With a design focused on 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 meticulously attended to in order to provide you with the utmost comfort and a life full of harmony and beauty.

## Características

✓ Parking	✓ sòl radiant	✓ Parquet
✓ Llar de foc	✓ Sauna	✓ Domòtica
✓ Triple vidre	✓ Safareig	✓ Gimnàs
✓ Armaris encastats	✓ Assolellat	✓ Cuina tipus office
✓ Terrassa	✓ Aire condicionat	✓ Calefacció
✓ Jardí	✓ Piscina	✓ Ascensor
✓ Vistes a la muntanya	✓ Vistes ciutat	✓ Zona verda
✓ Spa	✓ Porta de seguretat	✓ Il.luminació LED

REF.:6260

Andorra | Sotheby's  
INTERNATIONAL REALTY

## Inspiring house to buy in Els Vilars, Escaldes-Engordany

Andorra - Escaldes-Engordany

Superficie | Habitaciones | Baños | Precio  
**600 m<sup>2</sup>** | **4** | **5** | **4.350.000 €**

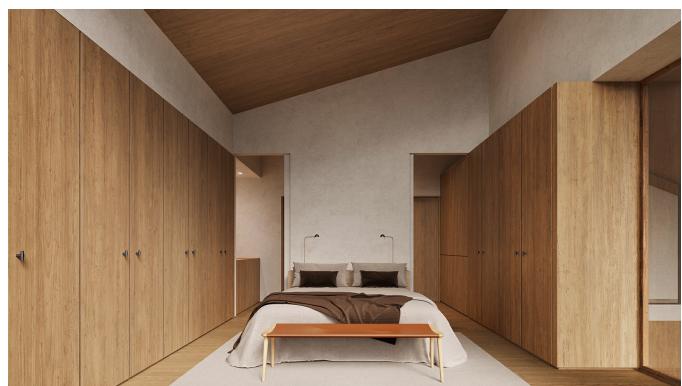
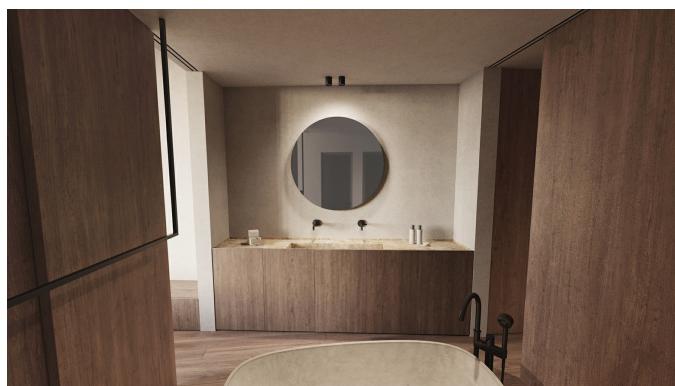
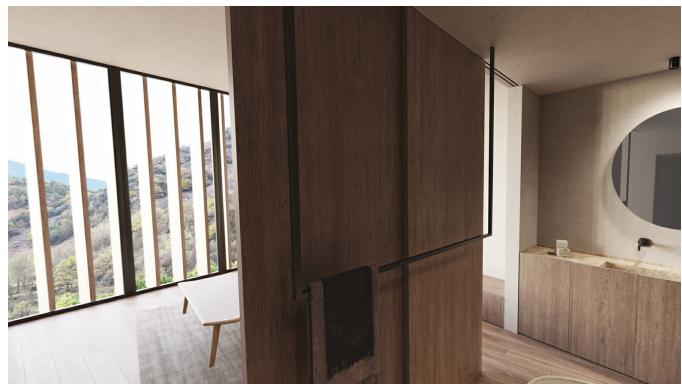
Contáctenos para recibir más  
información o solicitar una visita



+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.