

REF.:6062

Andorra | Sotheby's
INTERNATIONAL REALTY

Apartment under construction to buy in Escaldes-Engordany

Andorra - Escaldes-Engordany

| | | | |
|--------------------------|--------------|----------|--------------------|
| Superficie | Habitaciones | Baños | Precio |
| 154 m² | 3 | 3 | 1.350.000 € |

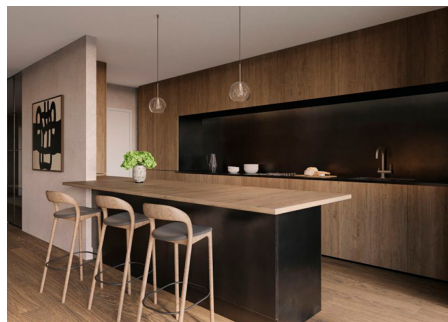
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información o solicitar una visita



+376 872 222



info@sir.ad





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Imagine living in this exclusive urbanization in Escaldes-Engordany, surrounded by nature in the heart of the city with panoramic views and sunlight all day long. The luxurious apartments available for sale are located in an incomparable environment. To achieve a unique exclusivity in the residences, the main facade stands out for its large glass surfaces, combining fixed and movable glass elements with alternating wooden elements 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 ensuite bedrooms, each with fitted wardrobes 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 terrace and features a central fireplace that divides the two spaces, a fully equipped open-plan kitchen, and a laundry room. The kitchen is equipped with furniture from the brand Leicht or similar, with a "push-to-open" system for the drawers and prestigious appliances such as Miele or equivalents. The apartment features 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 access control systems with video intercom. Radiant heating system installed on all floors of the residence, along with an aerothermal installation with a heat pump for hot water. Towel warmers are estimated to be installed in the bathrooms 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 are available according to the buyer's needs. The expected completion date of this excellent project is scheduled for the fourth quarter of 2025.

Características

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

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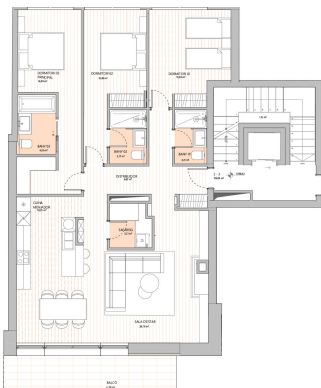
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