

REF.:6265

Andorra | Sotheby's
INTERNATIONAL REALTY

Exclusive duplex penthouse for sale in Els Vilars, Escaldes

Andorra - Escaldes-Engordany

Superficie	Habitaciones	Baños	Precio
293 m²	5	5	2.950.000 €

Contáctenos para recibir más
información o solicitar una visita

+376 872 222

info@sir.ad



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HOUSING 5.3 Welcome to your new home, where elegance meets nature in a privileged setting. Located in Els Vilars, Escaldes, this spectacular duplex is the perfect choice for those seeking an exquisite balance between tranquility and comfort, just minutes away from the vibrant center of the Andorran capital. With sustainable architecture, this exclusive property features large openings that allow natural light to flood every corner, creating an atmosphere of serenity. The spectacular views of Escaldes and the majestic mountains surrounding it add extra value, while its south orientation ensures excellent lighting throughout the day, from dawn to dusk. This multi-family residence occupies the second floor and the attic of the most emblematic building of the development. It consists of 5 en-suite bedrooms, a guest bathroom, and two terraces that invite you to enjoy the outdoors. The ground floor of the duplex offers a spacious living room with double height, equipped with a unique fireplace that separates the dining area, creating distinct environments within the same space. The large kitchen with a central island is complemented by a service bedroom with a laundry area and an en-suite bedroom. In the attic, there are three en-suite bedrooms, among which the master bedroom stands out for its size, direct access to the terrace, and the most spectacular views of Escaldes. With south, east, and west orientations, this property not only stands out for its exterior beauty but also for its energy-efficient design. The property is enhanced by gardens and green areas, providing an intimate and pleasant living space. Discover the true essence of Andorran living in this unique duplex, where every detail has been carefully selected to offer you maximum comfort and a life full of harmony and beauty. Welcome home.

Características

- ✓ Garatge (Opcional)
- ✓ Llar de foc
- ✓ Safareig
- ✓ Terrassa
- ✓ Vistes a la muntanya
- ✓ Aigua calenta
- ✓ sòl radiant
- ✓ Domòtica
- ✓ Armari encastats
- ✓ Aire condicionat
- ✓ Vistes ciutat
- ✓ Il.luminació LED
- ✓ Parquet
- ✓ Triple vidre
- ✓ Assolellat
- ✓ Calefacció
- ✓ Zona verda

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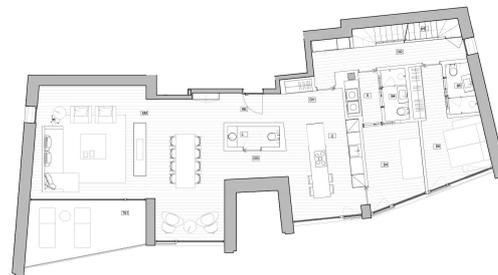
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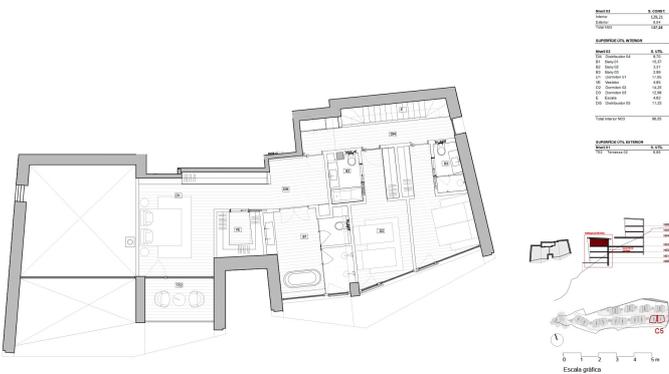
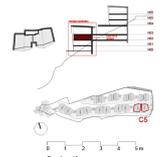
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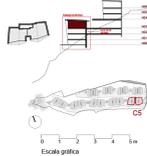
SUPERFICIE CONSERVADA TOTAL	
Superficie	6.870,00
Plantas	10.000,00
Exteriores	1.000,00

SUPERFICIE ÚTIL INTERIOR	
Superficie	6.870,00
CP	1.000,00
U	10,00
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U1	10,00
U2	10,00
U3	10,00
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U5	10,00
U6	10,00
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