

REF.:6267

Andorra | Sotheby's  
INTERNATIONAL REALTY

## Interesting duplex to buy in Els Vilars, Escaldes

Andorra - Escaldes-Engordany

|                    |              |       |             |
|--------------------|--------------|-------|-------------|
| Superficie         | Habitaciones | Baños | Precio      |
| 177 m <sup>2</sup> | 3            | 3     | 1.770.000 € |

Contáctenos para recibir más información o solicitar una visita

+376 872 222

info@sir.ad





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Welcome to your new home situated in a privileged natural environment in Els Vilars, Escaldes, where elegance blends with the beauty of the Andorran landscape. This spectacular property, located just minutes from the vibrant center of Andorra la Vella, offers immediate access to a wide range of services, shops, and leisure areas. With a design focused on sustainability, this duplex stands out for its generous openings that allow natural light to enter, creating an atmosphere of harmony and serenity. The stunning views of the mountains and Escaldes, along with a south-facing orientation that ensures excellent lighting throughout the day, make this home a true oasis of tranquility. This property occupies the ground floor and the first floor. It includes three comfortable en-suite bedrooms, a guest bathroom, a laundry room, and a spacious garden with direct access from the living room and dining area. The ground floor features a large living room, separated from the kitchen by an elegant fireplace that creates two distinct zones in one space. On the first floor, the three en-suite bedrooms offer privacy and comfort. With a design aimed at energy savings, this villa not only provides comfort but also includes gardens and green areas that promote an intimate and enjoyable lifestyle. Discover the true essence of Andorran living in this unique duplex, where every detail has been designed to ensure maximum comfort and a life full of harmony and beauty.

## Características

- |                        |                    |               |
|------------------------|--------------------|---------------|
| ✓ sòl radiant          | ✓ Parquet          | ✓ Llar de foc |
| ✓ Domòtica             | ✓ Triple vidre     | ✓ Safareig    |
| ✓ Armaris encastrats   | ✓ Assolellat       | ✓ Terrassa    |
| ✓ Aire condicionat     | ✓ Calefacció       | ✓ Jardí       |
| ✓ Vistes a la muntanya | ✓ Vistes ciutat    | ✓ Zona verda  |
| ✓ Electrodomestics     | ✓ Il.luminació LED |               |

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Andorra Sotheby's International Realty  
Calle Santa Anna, 14 AD700 Escaldes-Engordany Principado de Andorra  
Tel: +376 872 222 · Email: info@sir.ad

[www.andorra-sothebysrealty.com](http://www.andorra-sothebysrealty.com)