

REF.:6310

Andorra | Sotheby's  
INTERNATIONAL REALTY

# Incomparable duplex with garden for sale in Els Vilars, Escaldes

Andorra - Escaldes-Engordany

|                          |              |          |                    |
|--------------------------|--------------|----------|--------------------|
| Superficie               | Habitaciones | Baños    | Precio             |
| <b>174 m<sup>2</sup></b> | <b>3</b>     | <b>2</b> | <b>1.750.000 €</b> |

Contáctenos para recibir más información o solicitar una visita

 +376 872 222

 info@sir.ad



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HOUSING 6.2 Welcome to your new home located in a privileged natural setting in Els Vilars, Escaldes, where elegance blends with the beauty of the Andorran landscape. This spectacular property, situated just minutes from the vibrant center of Andorra la Vella, offers immediate access to a wide range of services, shops, and leisure areas. Designed with sustainability in mind, this duplex stands out for its generous openings that allow natural light to flood in, creating an environment of harmony and serenity. The stunning views of the mountains and Escaldes, along with a south-facing orientation that ensures excellent daylight throughout the day, make this residence a true oasis of tranquility. This property spans the ground floor and the first floor. It includes three comfortable bedrooms, one en suite, an independent full bathroom, a guest toilet, a laundry area, and a spacious garden with direct access from the living room and dining area. The ground floor features a living room with a large fireplace, separated from the kitchen by an elegant island that creates two distinct zones within one space. Upstairs, the three bedrooms offer privacy and comfort. Designed with energy efficiency in mind, this villa not only provides comfort but also features gardens and green spaces that foster an intimate and enjoyable lifestyle. Discover the true essence of Andorran living in this unique duplex, where every detail has been thought out to ensure maximum comfort and a life filled with harmony and beauty.

## Características

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

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