

REF.:4637

Andorra | Sotheby's  
INTERNATIONAL REALTY

## Chalet for sale in Escaldes Engordany

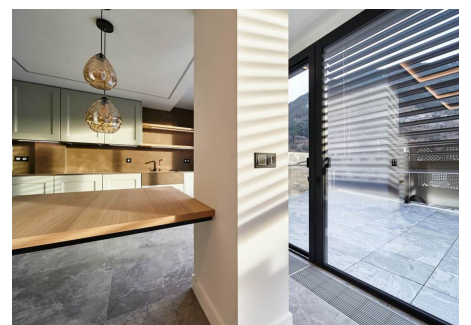
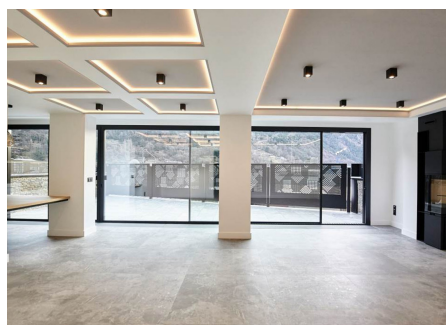
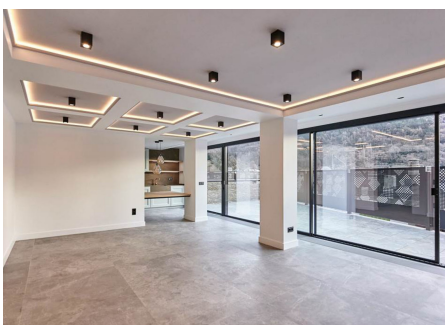
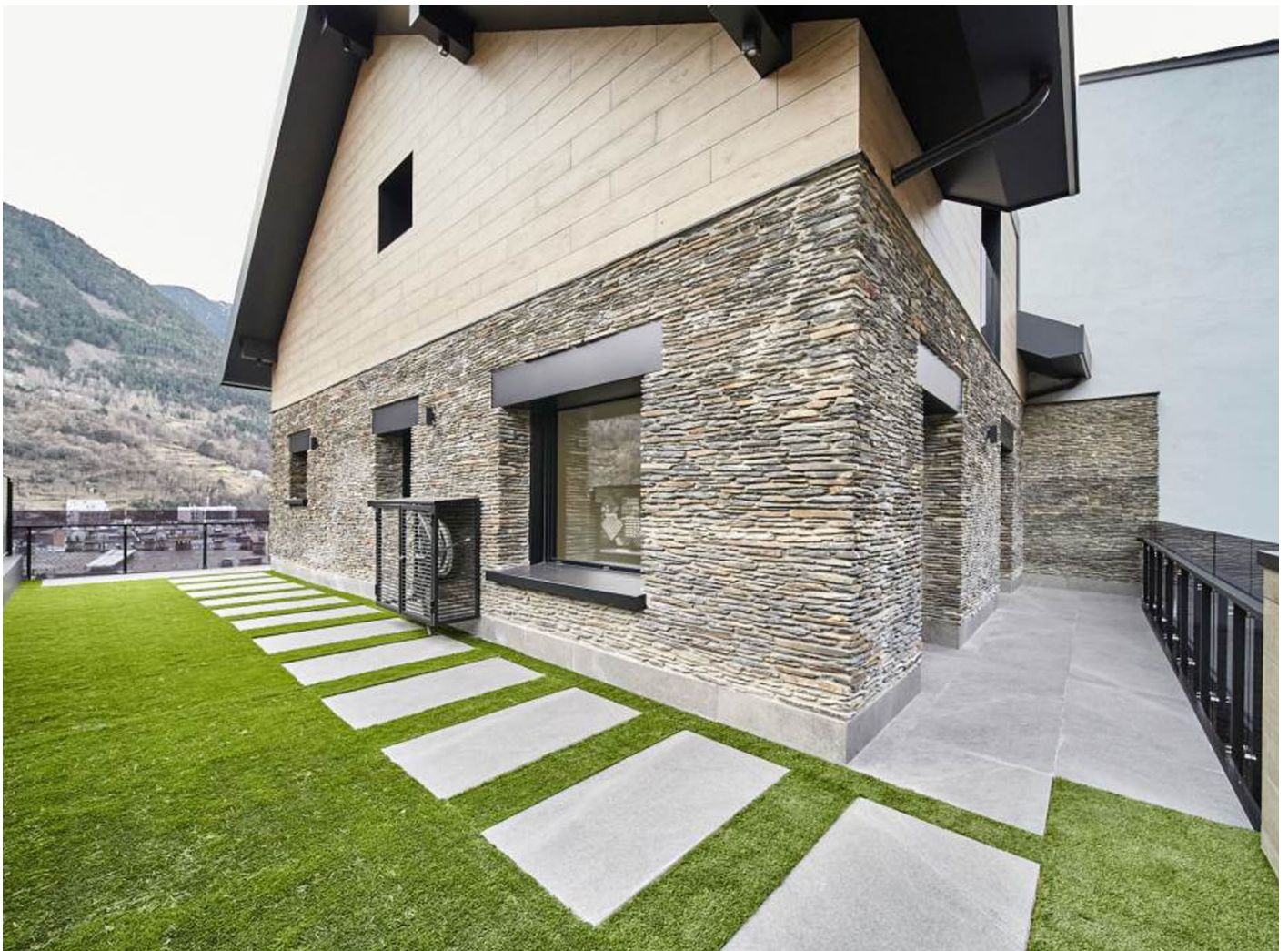
Andorra - Escaldes-Engordany

Superficie	Habitaciones	Baños	Precio
765 m <sup>2</sup>	4	4	2.500.000 €

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información o solicitar una visita

+376 872 222

info@sir.ad



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Luxurious villa for sale in one of the exclusive residential areas of the Escaldes-Engordany parish, Sacalma, very close to the main commercial axis of the Principality of Andorra and just 5 minutes walk from the main avenue Carlemany, schools and the Caldea spa center. It is a completely renovated property, in Andorran style with modern touches, with a total area of 765.2 sqm distributed over 5 floors with a lift that connects all levels. The ground floor consists of a bright living-dining room dominated by a modern-style fireplace and access to a 50 sqm terrace with panoramic views of the entire Escaldes valley and Andorra la Vella. In addition, a semi-open kitchen fully equipped with integrated state-of-the-art appliances. On this same floor, next to the entrance, we find an office where you will have sun in the morning, a courtesy toilet and on the other side, a very functional closed parking with capacity for 2 cars and an attached parking space in front of the property. The night area is located on the first floor, with three bedrooms of which one is en suite and two are doubles. In addition, we find a full bathroom with high standing finishes. This entire floor is surrounded by a charming terrace and a space for a green area. The top floor of this chalet is made up of a magnificent master suite, with pre-installation for a fireplace, which enjoys lots of natural light and fantastic open views across the valley. Equipped with a full bathroom and a large dressing room. The -1 floor of the chalet is currently empty, so that the client can adapt it to their liking, we also find the area of the technical room with the latest generation. The -2 floor houses a luxurious spa area with Jacuzzi, sauna, fitness area and a game area with a billiard. We also find a very cozy room with a wine cellar. The recent reform presents high-quality finishes and infinite comforts thought in detail, such as the exterior and interior insulation. Magnificent villa for sale in a unique and exclusive location where you can enjoy the tranquility with all the amenities just a few minutes walk from the property.

### Características

- |  |  |  |
|--|--|--|
|  Terrassa   |  Balcó              |  Calefacció |
|  Parking    |  Jardí              |  Ascensor   |
|  Zona verda |  Porta de seguretat |  Gimnàs     |



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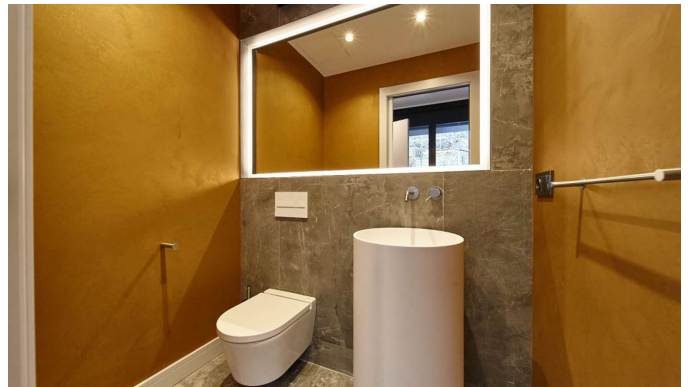
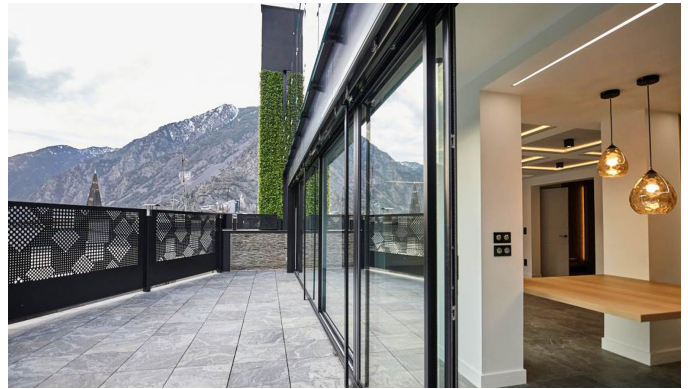
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