

REF.:6387

Andorra | Sotheby's
INTERNATIONAL REALTY

Exclusive villa with captivating views for sale in Andorra

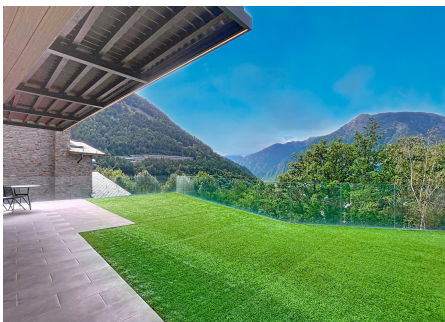
Andorra - Escaldes-Engordany

Superficie	Habitaciones	Baños	Precio
1339 m ²	4	4	6.750.000 €

Contáctenos para recibir más
información o solicitar una visita

+376 872 222

info@sir.ad



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Discover this exclusive villa with captivating views in Escaldes, a unique property that combines luxury, space, and comfort in a privileged location. With 1,339 m² of constructed area on a 612 m² plot, this six-story villa offers a modern and functional design with living spaces renovated just three months ago using top-quality materials, such as the Bulthaup kitchen. It features 135 m² of terraces, 137 m² of garden, and outdoor areas perfect for enjoying. The residential zone, located from the 3rd to the 5th floor, combines open spaces and high ceilings with an Egyptian marble staircase decorated with an illuminated handrail connecting all floors. The living-dining room, with a gas fireplace and access to a large garden terrace with a barbecue area, provides a cozy and sophisticated atmosphere. The recently renovated kitchen, with a central island and pantry area, invites unforgettable culinary moments. On the 4th floor, you'll find the sleeping area, with a spacious reading area, three double bedrooms with terraces, and two bathrooms with hydromassage showers — one with access to a small landscaped area. The large master suite on the 5th floor includes a walk-in closet, two bathrooms (one for each), equipped with advanced technologies, hydromassage showers, and one with a bathtub, all with views, as well as a large private terrace. Below the residential floors, on the second floor, there is a laundry room with an 8 m² outdoor patio, a large 135 m² gym room with pre-installation for a pool (should you wish to expand), and an adjoining room for a sauna, hammam, or other wellness areas. It also includes a multipurpose washroom area, initially designed as an office space with room for staff. Additionally, there is a 45 m² solarium accessible via an exterior staircase, ideal for relaxing and enjoying peaceful moments. On the first floor, there is a spacious open-plan 147 m² room that can be adapted as a game room, cinema, or entertainment space, complemented by a small independent apartment designed for guests or staff, with its own entrance to ensure privacy and comfort. The garage accommodates up to 10 vehicles and includes water tanks, an equipment room, and a guest toilet. Completing the amenities, the property has underfloor heating, aerothermal system, air conditioning, alarm system, two elevators — one connecting all floors and another reaching the gym and leisure area — and cutting-edge systems for your comfort and security.

Características

- | | | |
|-----------------------------|----------------------|-------------------------|
| ✓ Walk-in closet(S) | ✓ Safareig | ✓ sòl radiant |
| ✓ Llar de foc | ✓ Portes corredisses | ✓ Rebost |
| ✓ Càmeres de seguretat | ✓ Safareig | ✓ Planta diàfana |
| ✓ Finestres Oscil.lobatents | ✓ Gimnàs | ✓ Doble vidre |
| ✓ Armaris encastrats | ✓ Assolellat | ✓ Finestres tipus Velux |
| ✓ Parket ceràmic | ✓ Terrassa | ✓ Balcó |
| ✓ Aire condicionat | ✓ Calefacció | ✓ Parking |
| ✓ Jardí | ✓ Ascensor | ✓ Vistes a la muntanya |
| ✓ Vistes ciutat | ✓ Zona verda | ✓ Aigua calenta |
| ✓ Traster | ✓ Il.luminació LED | ✓ Domòtica |
| ✓ Alarma | | |

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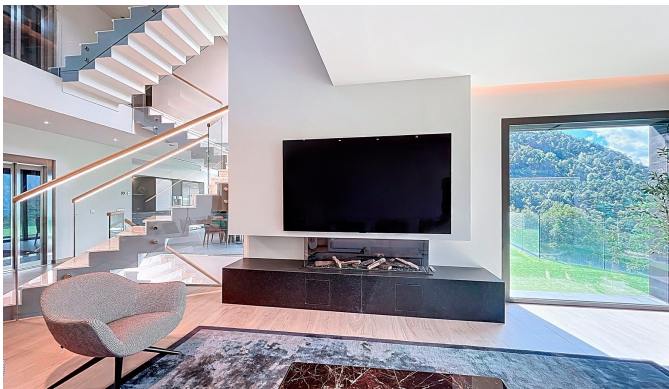
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