

REF.:6431

Andorra | Sotheby's  
INTERNATIONAL REALTY

## Exclusive apartment for sale in Ermengol-Serra, Escaldes-Engordany

Andorra - Escaldes-Engordany

|                    |              |       |             |
|--------------------|--------------|-------|-------------|
| Superficie         | Habitaciones | Baños | Precio      |
| 177 m <sup>2</sup> | 4            | 2     | 2.457.984 € |

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An exclusive first-floor residence for sale in the prestigious Ermengol-Serra development, one of the most sought-after and peaceful residential areas of Escaldes-Engordany. This project redefines luxury and comfort, offering spacious interiors, high-end finishes, and a seamless connection with the surrounding natural environment. With a total area of 373.36 m<sup>2</sup>, the property is optimally distributed to ensure both functionality and elegance: - Living area: 177.80 m<sup>2</sup> - Outdoor garden: 68.66 m<sup>2</sup> - Private garage box: 126.90 m<sup>2</sup> The residence features a bright open-plan living and dining area with integrated kitchen, creating a modern, luminous atmosphere. The night area comprises four bedrooms, including a master suite with private bathroom, and three double bedrooms sharing a full bathroom. It also includes a guest toilet and a laundry area. The 68.66 m<sup>2</sup> garden provides an ideal outdoor space for relaxation, entertaining, or creating a private chill-out area with open views. The 126.90 m<sup>2</sup> closed garage completes this exceptional property, offering space for several vehicles and additional storage. A unique opportunity to live in one of Andorra's most prestigious and exclusive environments, where privacy, design, and comfort merge in perfect harmony.

## Características

- |                                    |                      |                           |
|------------------------------------|----------------------|---------------------------|
| ✓ Walk-in closet(S)                | ✓ Safareig           | ✓ sòl radiant             |
| ✓ Parquet                          | ✓ Domòtica           | ✓ Triple vidre            |
| ✓ Ascensor adaptat cadira de rodes | ✓ Armaris encastrats | ✓ Assolellat              |
| ✓ Calefacció                       | ✓ Jardí              | ✓ Vistes ciutat           |
| ✓ Aigua calenta                    | ✓ Electrodomestics   | ✓ Persianes el.lèctriques |
| ✓ Parking tipus box                |                      |                           |

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