

€540,000 Apartment - For sale

## New build 3-bedroom apartment with 14 m<sup>2</sup> terrace for sale in Ordino, Andorra

Andorra » Ordino » AD300

<b>3</b>	<b>2</b>	<b>120m<sup>2</sup></b>	<b>14m<sup>2</sup></b>
Bedrooms	Bathrooms	Built size	Terrace



Contact us today for more information or to arrange a viewing

+376 775 077 • andorra@lucasfox.com • lucasfox.com • Carrer de la Unió, 9, Escaldes-Engordany, Andorra

€540,000 Apartment - For sale

## New build 3-bedroom apartment with 14 m<sup>2</sup> terrace for sale in Ordino, Andorra

Andorra » Ordino » AD300

<b>3</b>	<b>2</b>	<b>120m<sup>2</sup></b>	<b>14m<sup>2</sup></b>
Bedrooms	Bathrooms	Built size	Terrace

### OVERVIEW

### Wonderful family home with 3 bedrooms and 2 bathrooms with high quality finishes,, access to 2 sunny balconies and the option of obtaining a parking space in the building.

This magnificent high standard apartment is located in a new development in Ordino, one of the most idyllic parts of Andorra. This area, located in a unique natural environment, offers all the necessary services to live comfortably, and is ideal for lovers of the outdoors and the city alike, since it provides easy access to various mountain trails and the capital.

The property measures 120 m<sup>2</sup> and has 3 bedrooms and 2 bathrooms.

This flat is modern, elegant and warm, and enjoys high quality finishes in the kitchens and bathrooms, spaces with custom furniture in which every detail has been taken care of.

The layout of the home is very practical, with a clear differentiation between the day and night areas. Upon entering, we are welcomed by the day area, consisting of the open dining room with kitchen. This bright room has access to a pleasant balcony, perfect for relaxing and enjoying the pure air of nature. Next, the night area is presented, consisting of the master bedroom with private bathroom and access to another balcony, another double bedroom, a single bedroom and a complete bathroom.

Furthermore, the development offers its residents the option of obtaining a parking space in the building's basement and storage rooms, a real advantage.

The property is equipped for maximum comfort and has excellent air conditioning: its accessories include oil central heating, heated and air-conditioned interior and exterior underfloor heating, state-of-the-art insulation, home automation system and aérothermal system.

It should be noted that access is adapted for people with reduced mobility. The energy certification is pending.

End date: 2022. Pre-reservations are now open.

A dream come true in the best area of Andorra.

### Contact us today for more information or to arrange a viewing

+376 775 077 • andorra@lucasfox.com • lucasfox.com • Carrer de la Unió, 9, Escaldes-Engordany, Andorra

[lucasfox.com/go/and25289](https://lucasfox.com/go/and25289)

Mountain views, Terrace, Private garage, Natural light, Wooden flooring, Modernist building, Parking, Underfloor heating, Air conditioning, Balcony, Built-in wardrobes, Domotic system, Double glazing, Equipped Kitchen, Exterior, Fireplace, Heating, Near international schools, New build, Storage room, Transport nearby, Views, Walk-in wardrobe, Wheelchair access

€540,000 Apartment - For sale

## New build 3-bedroom apartment with 14 m<sup>2</sup> terrace for sale in Ordino, Andorra

Andorra » Ordino » AD300

<b>3</b>	<b>2</b>	<b>120m<sup>2</sup></b>	<b>14m<sup>2</sup></b>
Bedrooms	Bathrooms	Built size	Terrace

Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

**Contact us today for more information or to arrange a viewing**

+376 775 077 • andorra@lucasfox.com • lucasfox.com • Carrer de la Unió, 9, Escaldes-Engordany, Andorra