

€3,250,000 Penthouse - Sold

## New build 4-bedroom penthouse with 44 m<sup>2</sup> terrace for sale in Escaldes, Andorra

Andorra » Escaldes » AD700

4	4	271m <sup>2</sup>	127m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	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

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### OVERVIEW

**Luxurious modern luxury penthouse with abundant natural light during most of the day and with incredible views for sale in an excellent location in the heart of Escaldes.**

The luxurious new development Emprivat Luxury offers exclusive homes in the heart of the centre of Escaldes, in the commercial hub and close to all services. It is a modern, high-end development with flats with a modern and functional design and an unbeatable location.

Luxury, exclusivity and comfort are the ideal words to define this apartment, which will offer a new concept of urban life to its future owners. Likewise, the rooms are spacious and bright, ideal for a family, with abundant natural light during much of the day thanks to the orientation of the building.

First, we find the lower floor, which offers a spacious living room with access to a 14 m<sup>2</sup> terrace, perfect for enjoying the beautiful views; a fully equipped open kitchen with a central island for breakfasts and a spacious dining area.

The night area is made up of 2 double bedrooms, one of them with a private bathroom and dressing room, and a bathroom that serves the other rooms. This floor is completed with a laundry room and a storage room.

On the first floor, there is an open plan area that can be enabled as a reading area and two double bedrooms with a complete bathroom that serves them. To complete this area, both bedrooms have access to a 28 m<sup>2</sup> terrace.

The house includes the best features, such as a secure door, porcelain floors with imitation wood from the Porcelanosa brand and bathrooms with porcelain tiles and equipment from the same brand. The open kitchen is fully equipped with Neolith countertops, SieMatic furniture and Neff or similar brand appliances.

For greater comfort, the property has hot / cold air conditioning through ducts and underfloor heating, as well as double and triple glazed windows with thermal and acoustic breakage, to offer great insulation.

The building also offers the owners parking spaces and large storage rooms, ideal for optimizing the space in their home.



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Mountain views, Terrace, Wooden flooring, Natural light, High ceilings, Underfloor heating, Walk-in wardrobe, Utility room, Transport nearby, New build, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, Built-in wardrobes, Balcony, Air conditioning

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4 Bedrooms      4 Bathrooms      271m<sup>2</sup> Floorplan      127m<sup>2</sup> Terrace

A magnificent family home for sale in an exclusive location.

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