

€1,975,000 House / Villa - For sale

## New build 4-bedroom house with 135 m<sup>2</sup> terrace for sale in Grandvalira Ski area

Andorra » Grandvalira Ski area » AD100

<b>4</b>	<b>4</b>	<b>434m<sup>2</sup></b>	<b>135m<sup>2</sup></b>
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

## New build 4-bedroom villa with several terraces with mountain views and garage for sale in the ski area of Grandvalira.

Lucas Fox presents this exclusive 434 m<sup>2</sup> villa with the best finishes in the new development Terrasses Luxury Complex, located in the ski area of Grandvalira, in Andorra.

The villa features a modern and comfortable design with open and airy spaces in which the space flows perfectly.

The villa is distributed over three floors, plus the lower floor, which offers a garage with capacity for several vehicles and with the option of a charging point for an electric car.

The ground floor houses the huge master bedroom with its private bathroom and access to the private terrace with stunning mountain views.

On the first floor, there are three double bedrooms, one of them with a private bathroom, and an additional bathroom to serve the rest of the bedrooms.

On the second floor, we find the day area in a single room, with the living room, the dining room and the kitchen, with a mezzanine that doubles the height of the ceilings. The loft area offers space to have a chill-out area, library or office if desired. The entire floor has huge floor-to-ceiling windows that allow in abundant natural light, increase the feeling of spaciousness and lead to the huge terrace. In addition, incredible views of the mountains and the ski area are offered from all the front rooms. The floor is completed with a guest bathroom.

Among its features we can highlight the aluminium exterior joinery with thermal break and triple glazed windows and air chamber, a secure door, motorized blinds, built-in wardrobes and parquet floors in the main rooms and porcelain floors in wet areas.

The kitchen is furnished and fully equipped with the best appliances, such as induction cooker, oven, hood or dishwasher, among others. Finally, it offers a heating system with electric radiators, for greater comfort and a video intercom, for greater security.



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Mountain views, Garden, Terrace, Private garage, Lift, High ceilings, Natural light, Wooden flooring, Parking, Underfloor heating, Air conditioning, Balcony, Built-in wardrobes, Double glazing, Equipped Kitchen, Exterior, Fireplace, Heating, Near international schools, New build, Pet-friendly, Storage room, Transport nearby, Utility room, Views, Walk-in wardrobe

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Get in touch for more information about this incredible new development in the Grandvalira ski area.



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