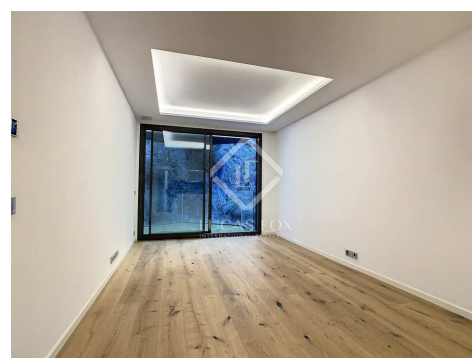


€450,000 Apartment - Sold

## New build 2 Bedroom apartment with 13m<sup>2</sup> terrace for sale in Andorra la Vella

Andorra » Andorra la Vella » AD500

2 Bedrooms    2 Bathrooms    85m<sup>2</sup> Floorplan    13m<sup>2</sup> 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

€450,000 Apartment - Sold

## New build 2 Bedroom apartment with 13m<sup>2</sup> terrace for sale in Andorra la Vella

Andorra » Andorra la Vella » AD500

<b>2</b>	<b>2</b>	<b>85m<sup>2</sup></b>	<b>13m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace

### OVERVIEW

## Excellent 2-bedroom apartment with a 13 m<sup>2</sup> terrace for sale in a new construction development located in Andorra La Vella.

Lucas Fox presents the new construction promotion Prat de la Creu, an incredible residential area in the commercial area of Andorra La Vella, so you will enjoy an excellent location, close to all kinds of services and shops, as well as excellent communications with other parts of the country.

This cozy, high-standing new-build apartment has an area of 85 m<sup>2</sup> and high-quality finishes, located on the second floor of the estate.

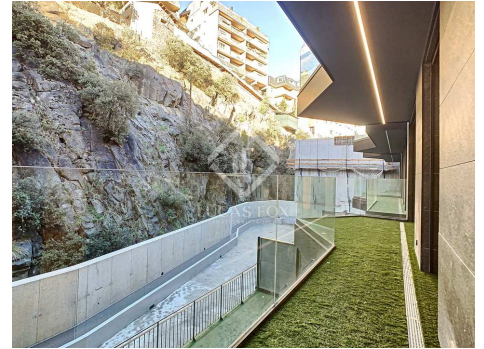
The house has clearly differentiated day and night areas. In the first place, the night area consists of two bedrooms, that is, the main bedroom with its private bathroom and another double bedroom, as well as a bathroom that provides service.

The living area of the house offers a bright kitchen equipped with high-end appliances. Next, we find the living-dining room with a fantastic 13 m<sup>2</sup> terrace, which receives a lot of natural light most of the day thanks to its large windows and its full south orientation.

In addition, it has the best qualities. We can highlight the floating oak parquet floors in the main rooms and ceramic tiles in the bathrooms, Grohe taps, Hönnun kitchen fully equipped with Siemens appliances and Neolith worktop and a home automation system to control different elements of the house such as lighting led, air conditioning or aluminum blinds.

For greater comfort, it includes aluminum carpentry with thermal break and triple Climalit glazing with double air chamber, a cooling and underfloor air conditioning system powered by an aerothermal system, which is also used in the production of water. sanitary hot, and mechanical ventilation with heat recovery.

Finally, there is availability to purchase parking spaces.



[lucasfox.com/go/and32163](https://lucasfox.com/go/and32163)

Mountain views, Terrace, Private garage, Wooden flooring, Natural light, Underfloor heating, Parking, Modernist building, Views, Utility room, Transport nearby, Pet-friendly, New build, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, Balcony

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

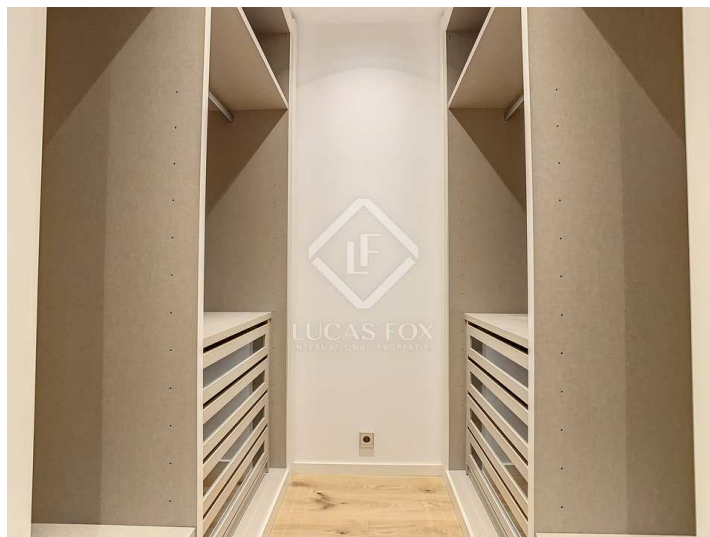
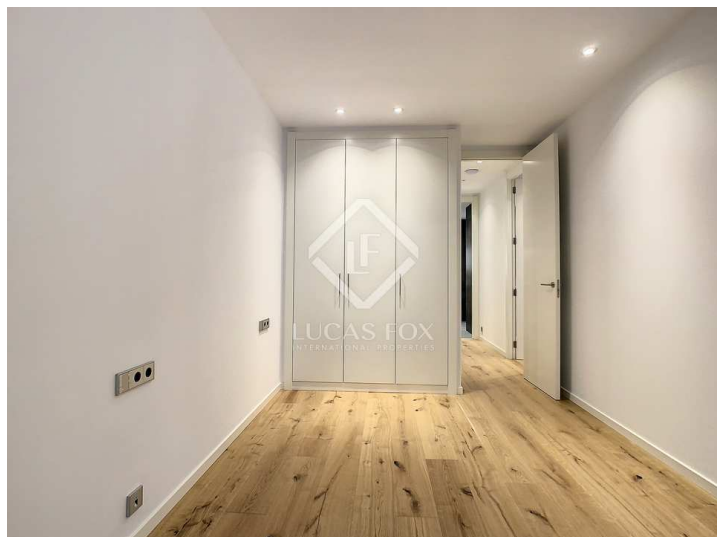
+376 775 077 • [andorra@lucasfox.com](mailto:andorra@lucasfox.com) • [lucasfox.com](https://lucasfox.com) • Carrer de la Unió, 9, Escaldes-Engordany, Andorra

**€450,000 Apartment - Sold**

## New build 2 Bedroom apartment with 13m<sup>2</sup> terrace for sale in Andorra la Vella

Andorra » Andorra la Vella » AD500

**2** Bedrooms  
**2** Bathrooms  
**85m<sup>2</sup>** Floorplan  
**13m<sup>2</sup>** 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