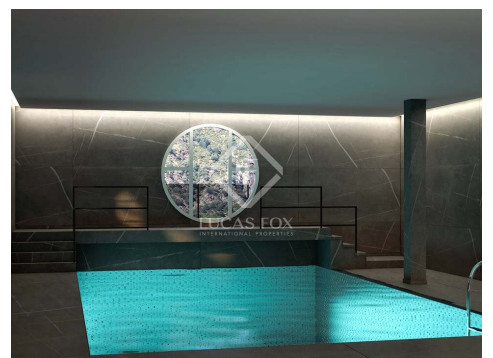


€5,325,000 House / Villa - For sale

7-bedroom house with 367 m² garden for sale in Escaldes, Andorra

Andorra » Escaldes » AD700

7	7	988m²	540m²	367m²
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



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

€5,325,000 House / Villa - For sale

7-bedroom house with 367 m² garden for sale in Escaldes, Andorra

Andorra » Escaldes » AD700

7	7	988m²	540m²	367m²
Bedrooms	Bathrooms	Floorplan	Plot size	Garden

OVERVIEW

A unique home, completely renovated and updated, with a very modern and functional style. Located in the upper part of Escaldes with unique views over Andorra.

It is a detached building with a square floor plan, located on a rectangular plot of 540 sqm with access from two streets: one through the garage floor, which facilitates the entry of vehicles, and the other through the ground floor of the house, pedestrianized.

The house is composed of 5 floors:

The basement -2, has vehicle access directly from the street. It includes the installation rooms, the heating machinery and the lift, as well as the space for parking, of 140 sqm, with two entrance doors for vehicles. The basement has a space for cleaning vehicles and a place for mechanical repairs.

The floor above includes service areas and the equipment of the house. The service area consists of two technical rooms and the cleaning area. There is also independent service staff accommodation with a bedroom, a complete bathroom and a living room equipped with a kitchen, with access to a private garden. The equipment area has a 60 sqm gym, changing room with shower, sauna and heated pool with direct access to the garden and solarium.

The pedestrian access to the house is from the ground floor, where the day area is located. The floor has a total area of 203 sqm and is made up of the following areas:

The hall, from where you can access the guest bathroom, the office and the main room of the house. The living room is an open-plan 52 sqm room, equipped with a traditional wood-burning fireplace and direct access to the garden. The views make the room a unique space.

The kitchen is a space between the living room and the dining room. It has the advantages of an open kitchen, but with the possibility of becoming separate through a system of hidden sliding panels. The kitchen is fully equipped with state-of-the-art appliances and high-end furniture. From the kitchen, there is access to the pantry and the laundry room. It has direct access to the porch, where the summer dining room is located.



lucasfox.com/go/and32197

Mountain views, Garden,
 Heated swimming pool,
 Indoor swimming pool, Terrace, Spa, Gym,
 Private garage, Lift, High ceilings,
 Natural light, Wooden flooring, Parking,
 Underfloor heating, Balcony,
 Built-in wardrobes, Domotic system,
 Double glazing, Equipped Kitchen, Exterior,
 Fireplace, Heating,
 Near international schools, Playroom,
 Renovated, Service entrance, Solar panels,
 Storage room, Transport nearby,
 Utility room, Views, Walk-in wardrobe

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

€5,325,000 House / Villa - For sale

7-bedroom house with 367 m² garden for sale in Escaldes, Andorra

Andorra » Escaldes » AD700

7	7	988m²	540m²	367m²
Bedrooms	Bathrooms	Floorplan	Plot size	Garden

The 20 sqm dining room with capacity for 12 people also has direct access to the garden. The exterior has a 24 sqm porch, where the dining room and the summer room are located, which connects directly with the garden on the ground floor, which has a total area of 156 sqm and includes a green area and a paved area.

The first floor corresponds to the night area of the house. It is made up of four suite-type bedrooms of 45 sqm each and with an identical layout. The bedrooms can accommodate a double bed up to 2 m wide and include a desk and direct access to a private 11 sqm terrace. The dressing rooms are totally exterior facing, they are equipped with large capacity closets and a dressing table. The bathrooms are separated into two areas: the toilet and the bathing area. The equipment includes a vanity area with two sinks, a large shower and a wall-hung toilet.

The second floor, located under the roof of the building, is intended for the main bedroom of the house. A 110 sqm suite consisting of a living room, study, dressing room, complete bathroom and bedroom area. With 360-degree views and access to two private terraces of 21 sqm each. This large, high-rise space with a sloping roof is truly unique and enjoys views over all of Escaldes and Andorra la Vella.

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

€5,325,000 House / Villa - For sale

7-bedroom house with 367 m² garden for sale in Escaldes, Andorra

Andorra » Escaldes » AD700

7	7	988m²	540m²	367m²
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



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