

€1,950,000 House / Villa - For sale

## New build 4 Bedroom house / villa with 185m<sup>2</sup> garden for sale in La Massana, Andorra

Andorra » La Massana » AD400

<b>4</b>	<b>3</b>	<b>356m<sup>2</sup></b>	<b>662m<sup>2</sup></b>	<b>119m<sup>2</sup></b>	<b>185m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## Great new build townhouse with a garden, several terraces and the best qualities for sale in La Massana.

Lucas Fox presents this magnificent and modern new build townhouse located in La Massana, more specifically, close to the shopping avenue, but in a quiet residential area. The property has a constructed area of 357 m<sup>2</sup>, with a garden of 186 m<sup>2</sup> and several terraces on the different floors.

The house has a modern design, which is also typical of the Andorran town and blends into the topography of the mountainous surroundings. Inside, it offers a modern design, with minimalist furniture, and careful decoration in neutral and light tones. On the other hand, it enjoys abundant natural light, thanks to its excellent orientation and its large floor-to-ceiling windows in the main rooms, which allow the entry of abundant natural light and give access to several terraces. Likewise, these windows offer impressive views of the surrounding environment and the mountains of the region.

The property is distributed over four floors, including the floor . In the floor there is a garage for 5 vehicles and a storage room or technical room.

The ground floor houses the secondary night area , with a single bedroom , two double bedrooms and a full bathroom to serve them. It also offers a 31 m<sup>2</sup> terrace and a 34 m<sup>2</sup> garden .

The first floor is intended for the main bedroom, with its private bathroom and dressing room for total privacy. This floor has access to a pleasant 15 m<sup>2</sup> garden and a small 5 m<sup>2</sup> terrace, enjoying plenty of natural light.

On the second floor there is the day area, which thanks to its height, enjoys abundant natural light. It has a separate living room with a 16 m<sup>2</sup> terrace, a dining area, an open kitchen with a central island and a practical guest toilet. The dining room also has access to a fabulous 67 m<sup>2</sup> terrace and a beautiful 137 m<sup>2</sup> garden from where you can enjoy the views and tranquility that the area offers.



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Mountain views, Terrace, Garden, Private garage, Lift, Natural light, Underfloor heating, Walk-in wardrobe, Views, Transport nearby, Storage room, Panoramic view, Open kitchen, New build, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, Domotic system, Built-in wardrobes, Balcony, Air conditioning

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The property has the best qualities and high-end finishes using natural materials such as wood and stone. Among its finishes, we can highlight custom-made wardrobes, solid wood doors, porcelain floors or pre-installation of photovoltaic panels, among others. For greater comfort, enjoy aluminum exterior carpentry with thermal break with double glazing with a low-emissivity air chamber. As it is in an early phase of construction, options will be offered to customize the property, such as the air conditioning system that could be with an aerothermics system for underfloor heating and cooling, a variable refrigerant volume air conditioning system or a split or ducted air conditioning system. The kitchen and bathrooms will come fully equipped with the best facilities.

Expected completion date: Q4 2025

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