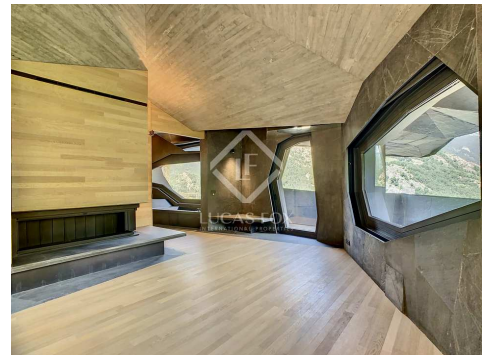


€2,883,679 Apartment - For sale

New build 2 Bedroom apartment with 46m² garden for sale in Ordino, Andorra

Andorra » Ordino » AD300

2	4	396m²	32m²	46m²
Bedrooms	Bathrooms	Floorplan	Terrace	Garden



Contact us today for more information or to arrange a viewing

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2 Bedrooms **4** Bathrooms **396m²** Floorplan **32m²** Terrace **46m²** Garden

OVERVIEW

Exclusive ground floor apartment with a garden for sale in the La Querola d'Ordino development , designed by Jean Nouvel in Ordino.

Lucas Fox is pleased to present this exclusive new build development located in Ordino, Andorra. The La Querola de Ordino development arises from a multicultural concept by the French architect Jean Nouvel from Ateliers, who collaborates on this project with the Barcelona architect Josep Ribas from Ribas & Ribas Arquitectos and the Andorran architect Jordi Sala from Arquitectura Jordi Sala.

The development is surrounded by a magnificent natural area, therefore it offers impressive views and outdoor spaces to enjoy the surrounding wooded environment. Likewise, it enjoys magnificent natural light, since special attention has been paid to the orientation of the buildings, as well as to the configuration of large windows and the use of mirrors.

It presents a unique contemporary design, with a natural slate façade with irregular shapes. The development integrates perfectly with the mountainous environment of the alpine forest, thanks to its design and the use of natural materials such as slate, wood, steel and glass.

This ground floor apartment is distributed over two magnificent floors.

On the ground floor, there is a private garage for two vehicles, a wardrobe and a laundry area. In addition, enjoy a large family-friendly room, a room presided over by a large fireplace that could be used for the uses that the new owners wish, such as a cinema room or a games room, among others. The floor is completed with an equipped kitchen diner and a complete bathroom .

On the first floor, there is a magnificent 46 m² garden , perfect for use as a chill-out area or outdoor dining room so you can relax, take advantage of the outdoor space and enjoy meals with family or friends.

Inside, there is a living-dining room with a magnificent fireplace that brings warmth to the space and with large windows that allow abundant natural light to enter and offer incredible views of the mountains. Next, the kitchen is presented, fully equipped with the best brands, integrated cabinets and a solid wood work table. The day area is completed with a guest toilet.



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Mountain views, Heated swimming pool, Garden, Spa, Private garage, Concierge service, Wooden flooring, Natural light, Underfloor heating, Communal terrace, Views, Storage room, Playroom, Open kitchen, New build, Heating, Gated Community, Fireplace, Exterior, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Built-in wardrobes, Barbecue, Air conditioning

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The night area offers two bedrooms: a double bedroom with its private bathroom and the master suite with its private bathroom and dressing room.

This property enjoys natural materials such as wood and stone, combined with exposed concrete. Likewise, they have been designed to offer great energy efficiency, since all the details such as orientation, solar exposure or ventilation have been taken care of. Added to this is the use of geothermal energy as a source of green energy to power heating, air conditioning and hot water.

The apartment has integrated furniture such as benches, Viabizzuno lighting systems, custom windows and Lutron home automation. The kitchen comes fully equipped with the latest Miele appliances with a solid oak center table. The bathrooms and toilets have Corian material, with custom equipment.

La Querola de Ordino offers magnificent communal areas, for the enjoyment of its residents, such as an outdoor pool and a spa, with all kinds of amenities such as a jacuzzi, relaxation area, massage area, sauna, hamman, fitness room and yoga room. In addition, they offer gardens with careful landscaping, with native species, ponds and rocks; all designed for your enjoyment and to offer you a place of rest and relaxation. Each of the buildings has stairs and a private lift. In addition, special attention has been paid to accessibility and safety.

Get in touch for more information.

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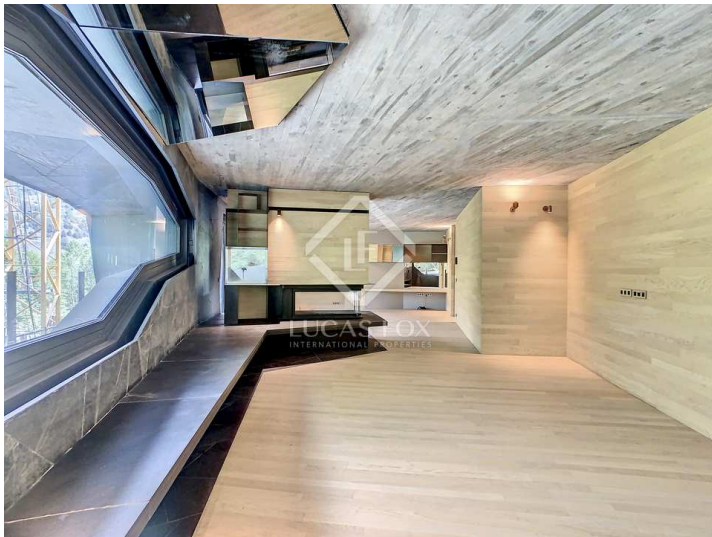
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