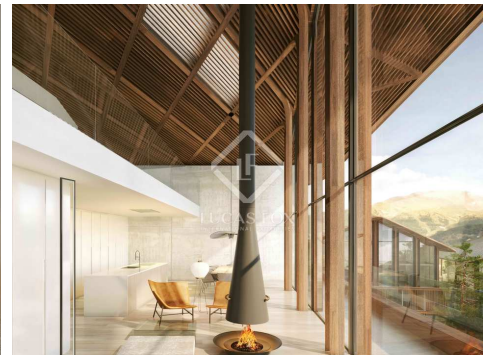


€2,400,000 Apartment - For sale

## New build 3 Bedroom apartment with 148m<sup>2</sup> terrace for sale in Ordino, Andorra

Andorra » Ordino » AD300

**3** Bedrooms    **4** Bathrooms    **396m<sup>2</sup>** Floorplan    **148m<sup>2</sup>** Terrace



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### OVERVIEW

## Spacious and bright new build 3-bedroom apartment with a 148 m<sup>2</sup> terrace for sale in a development with a garden and spa in the parish of Ordino, Andorra.

Lucas Fox presents Ordino Mountain Residential Resort, an exclusive new build development in the parish of Ordino, a quiet residential area of Andorra, with impressive views of the mountains in the heart of the natural environment.

This development arises from the idea of reinterpreting the concept of a wooden cabin and transferring it to the residential project. To do this, a combination of natural materials, such as wood or stone, with contemporary materials is used. Thus, a fusion of traditional Andorran architecture with innovative design is achieved.

With this idea, three exclusive housing blocks have been configured, with few neighbors per floor, with large floor-to-ceiling windows that allow abundant natural light to enter the day area of the homes and offer impressive views of the natural environment.

Specifically, we find a spacious three-bedroom duplex apartment with a 148 m<sup>2</sup> garden terrace with impressive views of the surrounding mountains. The property has a modern design, with minimalist furniture, in neutral colors.

Regarding its layout, it is divided into two floors. The lower floor houses a entrance hall that leads to a bedroom with its private bathroom and then to the impressive day area with its living area, dining room and impressive kitchen, all in an open-plan room with access to a terrace. , on the one hand, and to the garden on the other. Next, a bedroom with its private bathroom is offered.

Floor , there is a bedroom that houses the entire floor and offers a private sitting area and a full bathroom .

The property has BREEAM certification, a certification that recognizes sustainability efforts in terms of energy efficiency and environmentally friendly construction.

Among its qualities, we can highlight the armored door, white lacquered doors, wooden floors suitable for underfloor heating in the main rooms and porcelain stoneware in the wet areas and the kitchen, a rotating Dexofocus fireplace and built-in wardrobes in the bedrooms.



[lucasfox.com/go/and48106](https://lucasfox.com/go/and48106)

Mountain views, Terrace, Spa, Private garage, Gym, Concierge service, Wooden flooring, Natural light, Underfloor heating, Views, Utility room, Transport nearby, Storage room, Panoramic view, Open kitchen, New build, Near international schools, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Domotic system, Built-in wardrobes, Air conditioning

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<b>3</b>	<b>4</b>	<b>396m<sup>2</sup></b>	<b>148m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace

For greater comfort, it includes aluminum carpentry with thermal bridge breakage with triple glazing and Saint-Gobain low-emissive layer, an air conditioning system with underfloor heating heating and cooling, supported by a fan coil system for cooling; all of this powered by a system of geothermal heat pumps.

The kitchen comes fully equipped with Santos matte white finish furniture, Neolith countertops and Gaggenau brand appliances . The bathrooms also come fully equipped, with Villeroy & Bosch brand toilets, Hansgrohe taps and Neolith countertops.

The development offers an exclusive garden on several levels, with rest areas , garden areas , pedestrian crossing areas and LED lighting. In addition, it offers a social club with a common room with fireplace, parking with double access, storage rooms and elevators. Finally, it offers a fully equipped spa area with several showers, saunas, pools with massage systems, massage beds and a jacuzzi-type bench. For greater security, the development has access control with a security guard and monitoring of communal areas.

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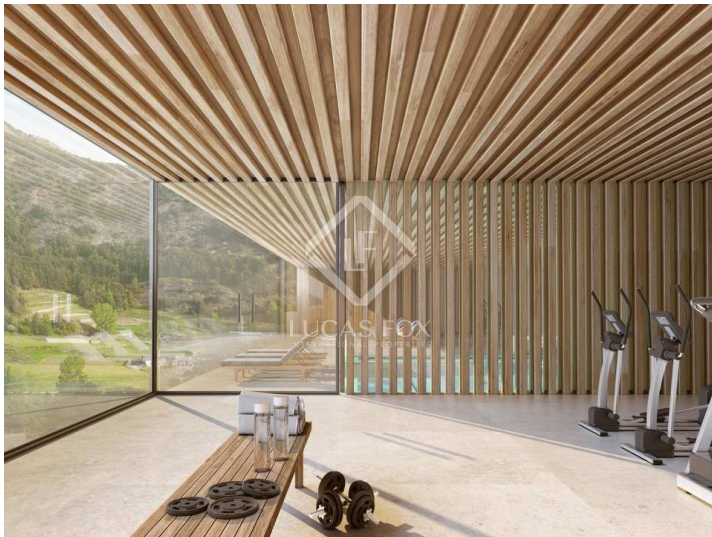
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