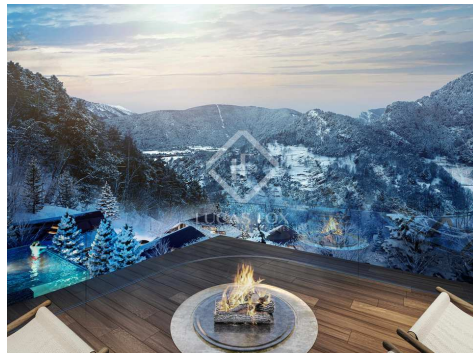
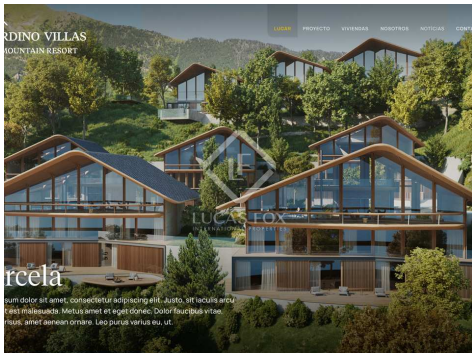
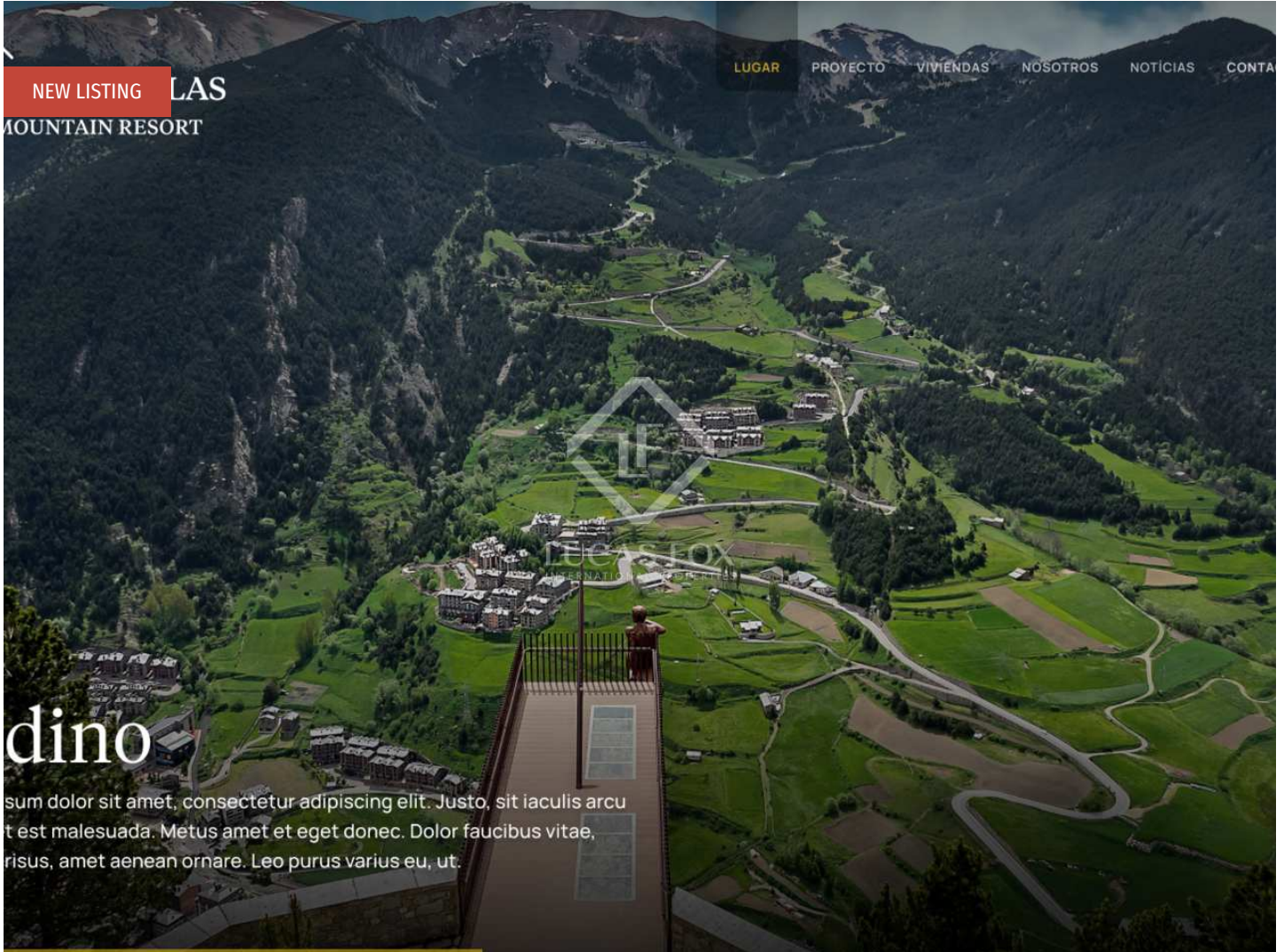


€6,967,000 House / Villa - For sale - New listing

# New build 7 Bedroom house / villa with 165m<sup>2</sup> terrace for sale in Ordino, Andorra

Andorra » Ordino » AD300

**7** Bedrooms  
**9** Bathrooms  
**777m<sup>2</sup>** Floorplan  
**165m<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

€6,967,000 House / Villa - For sale - New listing

## New build 7 Bedroom house / villa with 165m<sup>2</sup> terrace for sale in Ordino, Andorra

Andorra » Ordino » AD300

**7** Bedrooms    **9** Bathrooms    **777m<sup>2</sup>** Floorplan    **165m<sup>2</sup>** Terrace

### OVERVIEW

## Exceptional new build villa with 7 bedrooms and several terraces with views of the natural environment for sale in a development with garden, spa and parking in Ordino

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, this villa has been configured, which has large floor-to-ceiling windows that allow abundant natural light to enter the different spaces and offer impressive views of the natural environment. The property has a modern design, with minimalist furniture, in neutral colors.

This 777 m<sup>2</sup> villa is spread over four floors and offers all types of rooms, as well as seven bedrooms.

On the ground floor, there is a day area with a living-dining room with an open kitchen in an open-plan room, separated from the kitchen by an impressive central island. On the other hand, three bedrooms are offered, with their respective private bathrooms, including a bedroom with a dressing room, as well as a guest toilet and a coat closet. This floor could serve as an independent guest apartment.

On the first floor, we find the main night area, with two double bedrooms with private bathrooms, a single bedroom with its private bathroom and the impressive main bedroom with its private bathroom and two dressing rooms. In addition, it has a comfortable living room. Each of the bedrooms has access to the magnificent terrace with views of the mountains.

The second floor offers a second open-plan day area in several environments: two living room areas, a living room, a dining area, a second kitchen with a central island, a utility room and a guest toilet. This floor also has access to a terrace.

Finally, the upper floor houses its own study, with all possible privacy.



[lucasfox.com/go/and48204](https://lucasfox.com/go/and48204)

Mountain views, Terrace, Private garage, Lift, Wooden flooring, Natural light, Underfloor heating, Walk-in wardrobe, Views, 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

**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

€6,967,000 House / Villa - For sale - New listing

## New build 7 Bedroom house / villa with 165m<sup>2</sup> terrace for sale in Ordino, Andorra

Andorra » Ordino » AD300

<b>7</b>	<b>9</b>	<b>777m<sup>2</sup></b>	<b>165m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace

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.

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 kitchens come fully equipped with Santos furniture in a matte white finish, 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.

Get in touch for more information.

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

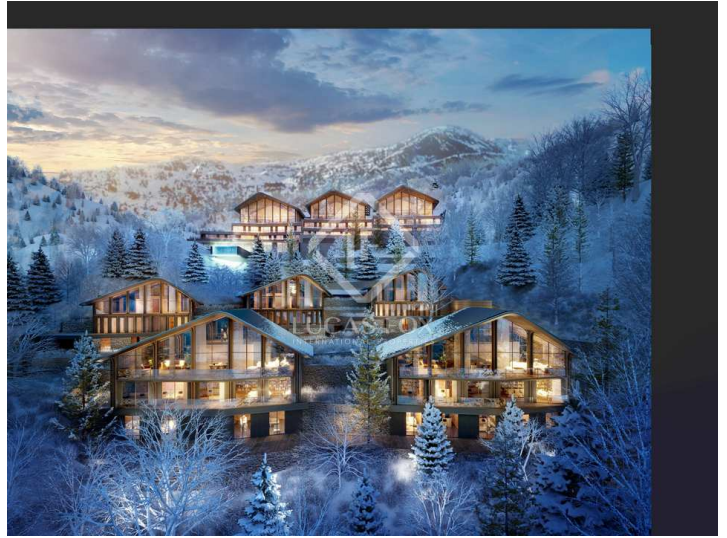
+376 775 077 • andorra@lucasfox.com • lucasfox.com • Carrer de la Unió, 9, Escaldes-Engordany, Andorra

€6,967,000 House / Villa - For sale - New listing

## New build 7 Bedroom house / villa with 165m<sup>2</sup> terrace for sale in Ordino, Andorra

Andorra » Ordino » AD300

**7** Bedrooms    **9** Bathrooms    **777m<sup>2</sup>** Floorplan    **165m<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