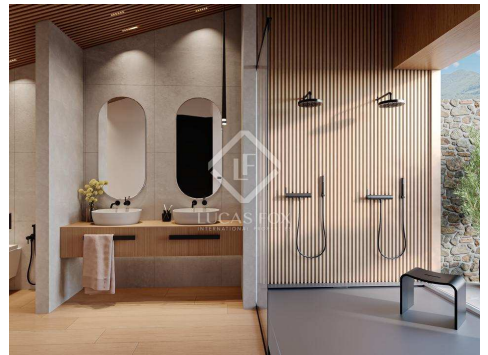


€1,950,000 House / Villa - For sale - New listing

## New build 4 Bedroom house / villa with 130m<sup>2</sup> terrace for sale in La Massana, Andorra

Andorra » La Massana » AD400

**4** Bedrooms    **5** Bathrooms    **557m<sup>2</sup>** Floorplan    **130m<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

€1,950,000 House / Villa - For sale - New listing

## New build 4 Bedroom house / villa with 130m<sup>2</sup> terrace for sale in La Massana, Andorra

Andorra » La Massana » AD400

<b>4</b>	<b>5</b>	<b>557m<sup>2</sup></b>	<b>130m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace

### OVERVIEW

### Excellent new build townhouse with 4 bedrooms, garden, terrace and a large gym for sale in a development located in an exclusive area of La Massana.

Lucas Fox is pleased to present the Anyos Heights Residencial development , a complex with new build semi-detached houses located in La Massana, Andorra. The project enjoys a privileged location that is integrated with the natural enclave and offers beautiful views of the lush surrounding forest and mountainous environment. All this without giving up proximity to all types of amenities and ski resorts.

This 557 m<sup>2</sup> townhouse has a modern design with natural materials such as wood, decoration in neutral tones, such as beige and gray, and great finishes. Likewise, it has large floor windows that allow abundant natural light to enter the main rooms and offer beautiful views of the mountainous and wooded environment and the garden.

The property is distributed over four floors, which are connected by an impressive staircase made of quality materials such as metal.

On the main floor , the day area is arranged, with an open-plan living-dining room with an integrated kitchen to maximize space. In addition, it has a pantry and a guest toilet. The living room area has access to the wonderful garden with grass.

On the first floor we find the night area that houses two bedrooms, two bathrooms, a dressing room for the whole family and a third bedroom with its private bathroom. In an annex and with access from the garage, there is a magnificent gym, in addition to the technical room and a utility room. Given the dimensions of the gym, complementary environments could be arranged, such as a relaxation area.

On the second floor, there is the impressive main bedroom with its private bathroom, dressing area and access to a magnificent terrace with impressive views.

The property is complemented by a lower ground floor, which benefits from having a garage with capacity for several vehicles, as well as a changing room.



[lucasfox.com/go/and49939](https://lucasfox.com/go/and49939)

Mountain views, Terrace, Garden, Private garage, Gym, Natural light, Underfloor heating, Views, Utility room, Storage room, Panoramic view, Open kitchen, New build, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, Domotic system, Built-in wardrobes

**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

€1,950,000 House / Villa - For sale - New listing

## New build 4 Bedroom house / villa with 130m<sup>2</sup> terrace for sale in La Massana, Andorra

Andorra » La Massana » AD400

<b>4</b>	<b>5</b>	<b>557m<sup>2</sup></b>	<b>130m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace

Regarding its qualities, it is worth noting that the house has imitation wood porcelain stoneware floors in the main rooms and porcelain stoneware floors in the wet areas , a security door, interior doors made of natural or lacquered wood and built-in wardrobes with lighting. LED interior in the bedrooms, among others.

The bathrooms and kitchen include the best equipment. The bathrooms feature equipment from the Catalano and Roca brands, glass screens and Grohe taps. The kitchen features large-capacity wall and base units, a Neolith countertop and energy-efficient Siemens brand appliances , including an oven, microwave, induction hob, extractor hood, refrigerator and dishwasher.

Finally, it is worth highlighting the commitment to sustainable development that contributes to significant energy savings. To achieve this, there is a heating system powered by aerothermics, a underfloor heating and underfloor air conditioning system with a thermostat regulated by room, a mechanical ventilation system with heat recovery and exterior carpentry with low-e glass with chamber to reduce loss. thermal.

Likewise, as it is in the construction phase, the possibility of obtaining additional advice from our specialists is offered, for example, when choosing the property or customizing it.

Get in touch for more information about this exclusive development in La Massana.

**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

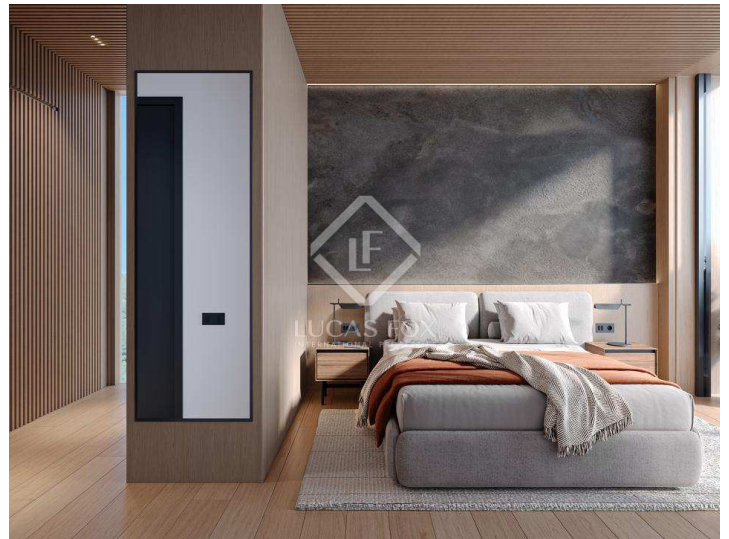


€1,950,000 House / Villa - For sale - New listing

## New build 4 Bedroom house / villa with 130m<sup>2</sup> terrace for sale in La Massana, Andorra

Andorra » La Massana » AD400

**4** Bedrooms    **5** Bathrooms    **557m<sup>2</sup>** Floorplan    **130m<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