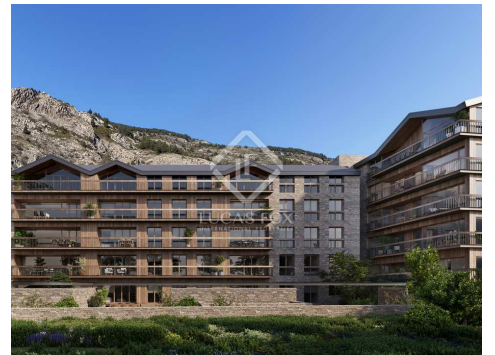


€895,000 Apartment - For sale

## New build 3 Bedroom apartment with 194m<sup>2</sup> terrace for sale in Canillo, Andorra

Andorra » Canillo » AD100

<b>3</b>	<b>2</b>	<b>136m<sup>2</sup></b>	<b>194m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	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

€895,000 Apartment - For sale

## New build 3 Bedroom apartment with 194m<sup>2</sup> terrace for sale in Canillo, Andorra

Andorra » Canillo » AD100

<b>3</b>	<b>2</b>	<b>136m<sup>2</sup></b>	<b>194m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace

### OVERVIEW

## Bright new build ground floor apartment with 3 bedrooms and a 194 m<sup>2</sup> terrace for sale in an exclusive development in Canillo, Andorra.

Lucas Fox is pleased to present the new build development Els Refugis Canillo, with high-end apartments in a privileged location, next to the historic centre of Canillo, with all the amenities within reach such as the cable car, but in a quiet natural environment, surrounded of mountains.

The building has four floors, among which the different types of housing are distributed. It stands out for its rustic style, with a slate roof and a volcanic stone façade that gives it a characteristic style.

This ground floor apartment has a modern design, with neutral and soft tones and noble materials such as wood or marble, which make it very cozy. On the other hand, the property enjoys abundant natural light, thanks to its floor-to-ceiling windows that allow abundant natural light to enter the different spaces. In the same way, thanks to these windows, you can enjoy the impressive panoramic views of the surrounding mountainous environment.

The layout is very functional, with open-plan rooms, such as the day area with the living-dining room with the open-plan kitchen with a central island that allows the connection between the different spaces and takes advantage of the dimensions of the property. The night area has two double bedrooms, the impressive main bedroom with its private bathroom and a dressing room, as well as a second additional bathroom to serve the entire property. To complete the layout, a large 194 m<sup>2</sup> garden terrace is offered with a pergola that provides shade and that could be used as a chill-out area.

In addition, the property has the best quality finishes and materials, such as anti-pry armored doors or built-in wardrobes. The floors are also of the best quality, as it benefits from Porcelanosa brand porcelain floors in wet areas, floating parquet in the rest of the property, ceramic stoneware on the balconies and synthetic flooring on the terrace.

The bathrooms include ceramic coating, toilets and Porcelanosa taps. For its part, the Nolte brand kitchen includes high and low furniture, Silestone countertops and all types of appliances.



[lucasfox.com/go/and51836](https://lucasfox.com/go/and51836)

Mountain views, Terrace, Wooden flooring, Natural light, Parking, Walk-in wardrobe, Utility room, 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

€895,000 Apartment - For sale

## New build 3 Bedroom apartment with 194m<sup>2</sup> terrace for sale in Canillo, Andorra

Andorra » Canillo » AD100

**3** Bedrooms    **2** Bathrooms    **136m<sup>2</sup>** Floorplan    **194m<sup>2</sup>** Terrace

For total comfort, electric radiators, a pellet stove in the living room and triple-glazed windows with air chamber and aluminum carpentry with thermal break are included. In addition, the possibility of purchasing parking spaces, closed boxes and storage rooms is offered.

Get in touch for more information.



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

€895,000 Apartment - For sale

## New build 3 Bedroom apartment with 194m<sup>2</sup> terrace for sale in Canillo, Andorra

Andorra » Canillo » AD100

<b>3</b>	<b>2</b>	<b>136m<sup>2</sup></b>	<b>194m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	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