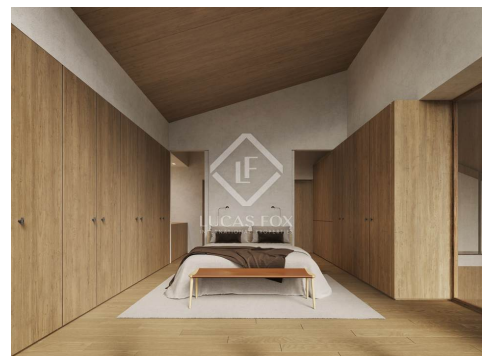
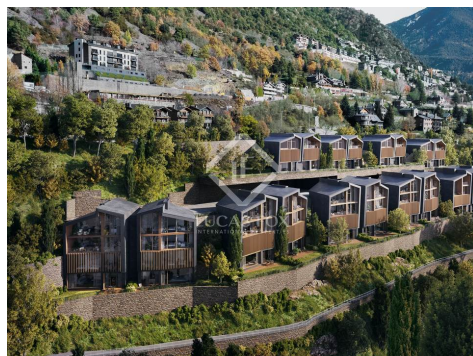


€1,650,000 Apartment - For sale

## New build 3 Bedroom apartment with 132m<sup>2</sup> terrace for sale in Escaldes, Andorra

Andorra » Escaldes » AD700

<b>3</b>	<b>3</b>	<b>174m<sup>2</sup></b>	<b>132m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## Spacious modern apartment with 3 bedrooms and a 132 m<sup>2</sup> garden with terrace for sale in a new build in a mountainous setting in Andorra.

Lucas Fox is pleased to present the new build Development Els Vilars, a development located in a privileged area of Andorra, in Escaldes-Engordany, a parish located between the mountains, but with all the amenities within reach, as it is located a short distance from the Andorran capital.

The Pleta Els Vilars development presents this luxury apartment with a contemporary design in which every detail has been taken into account. The property is immersed in a mountainous landscape and has large floor-to-ceiling windows that allow the entry of abundant natural light and offer impressive views of the surrounding natural environment. On the other hand, it offers a careful decoration with modern furniture of high quality, in neutral tones and with natural materials, such as wood.

This exclusive ground floor apartment is distributed over two large floors, which benefit from open spaces to maximize space and improve the flow between them. In this case, several layout options are offered, depending on the owner's needs.

On the ground floor, there is a spacious living-dining room with an open-plan kitchen. For the first option, the living room is separated from the dining room by a fantastic brick fireplace. Meanwhile, for the second option, the kitchen would include a magnificent central island. This open-plan day area benefits from access to a magnificent terrace, as well as the large garden, with several areas. The floor is completed with a utility room and a guest bathroom.

The upper floor houses the night area with two double bedrooms, a bathroom to serve them and the impressive main bedroom with a private bathroom with a bathtub and a dressing area.

The property benefits from the best qualities. It includes a home automation system to control different functions, wooden floors in the main rooms suitable for underfloor heating and porcelain stoneware in the wet and outdoor areas, armoured door, LED lighting and built-in wardrobes.



[lucasfox.com/go/and53779](https://lucasfox.com/go/and53779)

Mountain views, Terrace, Lift, Wooden flooring, Natural light, Underfloor heating, Parking, Walk-in wardrobe, Utility room, Panoramic view, Open kitchen, New build, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, Domotic system, Built-in wardrobes

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Bedrooms	Bathrooms	Floorplan	Terrace

To ensure the highest level of comfort, the property includes thermally broken aluminium carpentry with triple glazing, solar control, underfloor heating, air conditioning and an aerothermics system for producing hot water. The kitchen and bathrooms come fully equipped; the kitchen with high-end furniture, Neolith worktop and Miele appliances ; and the bathrooms with Villeroy & Boch sanitary ware and Grohe or similar taps. In addition, there is a lift to connect all the floors of the property and an underground parking area is provided.

Please contact us for more information about this exclusive development with a prime location in Andorra.

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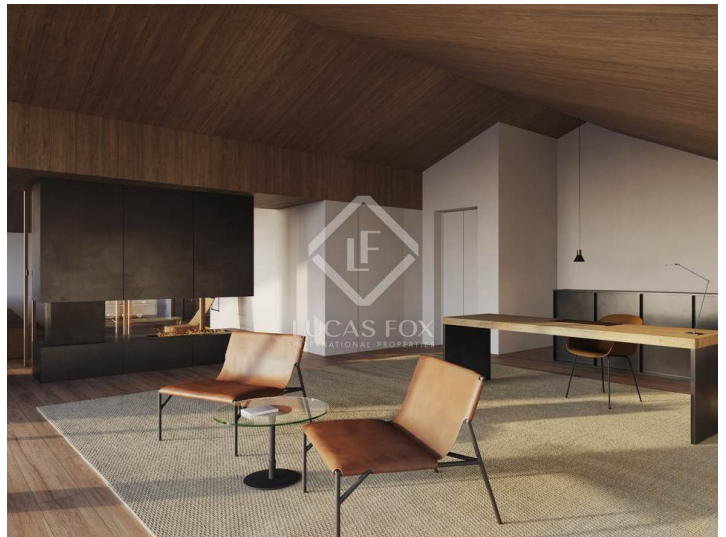
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**3** Bedrooms    **3** Bathrooms    **174m<sup>2</sup>** Floorplan    **132m<sup>2</sup>** Terrace



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