

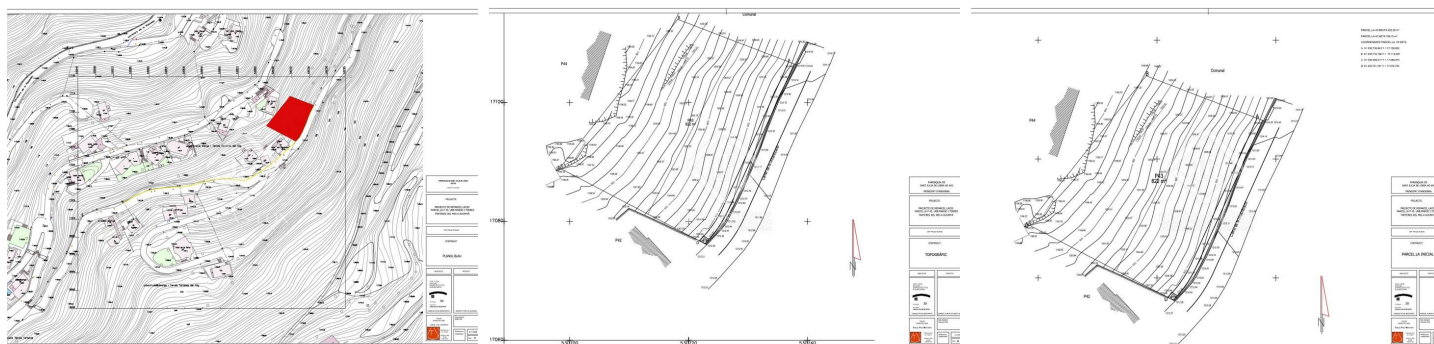
€990,000 House / Villa - For sale - Reserved

## New build 3 Bedroom house / villa with 116m<sup>2</sup> terrace for sale in St Julià de Lòria

Andorra » St Julià de Lòria » AD600

<b>3</b>	<b>3</b>	<b>264m<sup>2</sup></b>	<b>376m<sup>2</sup></b>	<b>116m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace

RESERVED



Contact us today for more information or to arrange a viewing

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### OVERVIEW

**Luxurious and modern house with abundant natural light and incredible views for sale in an excellent location for nature lovers, in Auvinyà.**

Lucas Fox presents La Guatlla, an exclusive new build villa located in the privileged location of Auvinyà, in a natural setting, but with all amenities within reach.

The property is the result of a modern and functional design project and a decoration in neutral tones to maximize the feeling of spaciousness. In addition, it includes large windows to make the most of the abundant natural light in all rooms. Likewise, you can enjoy privileged views of the surrounding nature, a luxury to enjoy in total tranquility.

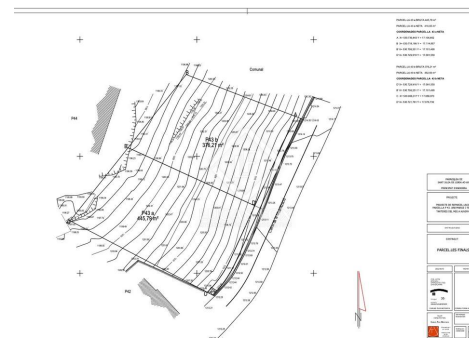
This exclusive house has a constructed area of 266 m<sup>2</sup>. The second floor houses the private garage, with capacity for two cars, a hall, a entrance hall and a storage room.

On the first floor , there is the night area, consisting of a double bedroom with a private bathroom, dressing room and access to a 3m<sup>2</sup> balcony, another double bedroom , a single bedroom and an additional full bathroom .

On the ground floor, there is an open-plan space that includes a guest toilet, a utility room, a pantry and a wine cellar. Next, there is an open kitchen, a living room, a dining room and a games room that give access to a large terrace of 110 m<sup>2</sup>. The floor has a staircase and a lift that connects to all floors.

The property has high quality features, such as built-in wardrobes, smart radiators, a lift, LEDs with presence detectors in the communal areas and the façade covered in natural rustic stone. The construction is carried out with high quality carpentry and windows with a double low-emission air chamber to guarantee maximum energy efficiency. The kitchen is equipped with furniture, a ceramic hob, an extractor hood, an oven and a microwave.

Completion of the work is scheduled for the second quarter of 2027. Please contact us for more information about this exclusive property.



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Mountain views, Terrace, Garden,  
 Private garage, Lift, Wooden flooring,  
 Natural light, Walk-in wardrobe, Views,  
 Utility room, Transport nearby,  
 Storage room, Panoramic view,  
 Open kitchen, New build, Heating, Exterior,  
 Equipped Kitchen, Double glazing,  
 Domotic system, City views,  
 Built-in wardrobes, Balcony

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