

€1,745,000 House / Villa - For sale - Reserved

Excellent 4 Bedroom house / villa with 24m² terrace for sale in Ordino, Andorra

Andorra » Ordino » AD300

4	4	342m²	413m²	24m²
Bedrooms	Bathrooms	Floorplan	Plot size	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

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OVERVIEW

Incredible 4-bedroom villa with large outdoor spaces for sale in a new build in Ordino.

Lucas Fox presents this villa in the exclusive Terres de Nicolau development , in the beautiful village of Ordino, in a natural setting in Andorra. It is located in the centre of Ordino, 20 minutes from the Ordino-Arcalís ski resort and 20 minutes from Andorra la Vella and its shopping centres. Thanks to its proximity to the centre of Andorra, La Massana and Ordino, it offers excellent connections for skiing during the winter and relaxing during the summer months in Andorra.

This exclusive villa features both modern and traditional architecture. The traditional design is reflected in the use of noble materials such as stone, slate and wood, for better integration into the surroundings. At the same time, it has contemporary elements, such as large floor-to-ceiling windows or black carpentry, as well as all modern comforts. Inside, we can appreciate a modern design, with furniture and equipment in neutral tones.

This property is distributed over three floors. On the ground floor, the day area is arranged in a single room with clearly defined and abundant natural light spaces. On one side, there is the spacious living room with large windows that lead access to the porch. On the other side, there is the dining room and the kitchen, which is fully equipped, both with large windows. The floor is completed with an study and a full bathroom .

On the upper floor , we find the night area with a double bedroom , another double bedroom with its private bathroom and a balcony and the large main bedroom with its private bathroom, its dressing room and a terrace with incredible views of the mountainous surroundings.

On the lower floor there is a garage with space for two cars, a storage room, a laundry room and a technical room.

As for the quality, it includes wooden floors in the living room and bedrooms and porcelain stoneware floors in the wet areas , as well as an elevator. On the other hand, it will have a geothermal heating system that will work through underfloor heating. Likewise, a home automation system can also be installed for the general control of the property, in addition to a completely airtight closure and triple glass to reduce energy costs to a minimum.



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Mountain views, Terrace, Garden,
 Private garage, Wooden flooring,
 Natural light, Walk-in wardrobe,
 Utility room, Storage room, Open kitchen,
 Near international schools, Fireplace,
 Exterior, Equipped Kitchen, Double glazing,
 Domotic system, Built-in wardrobes

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The kitchen is fully equipped with high-quality Bulhaup furniture and appliances , and the bathrooms include equipment from major brands such as Duravit for the sanitary ware, Grohe for the taps or Villeroy & Boch for the bathtubs. The interior of the property can be adapted with the possibility of professional advice.

An excellent development in a quiet location close to all amenities and just a few metres walk from the centre of Ordino. Contact us today for more information.

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