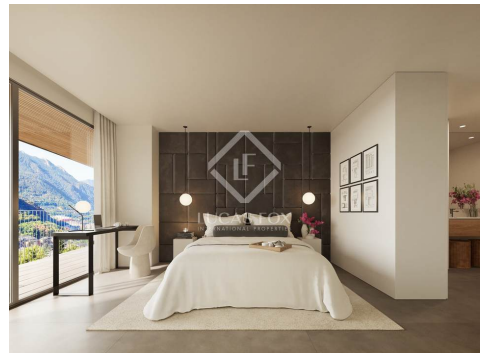


€1,149,500 Apartment - For sale - New listing

## New build 3 Bedroom apartment with 47m<sup>2</sup> terrace for sale in Escaldes, Andorra

Andorra » Escaldes » AD700

**3** Bedrooms    **2** Bathrooms    **123m<sup>2</sup>** Floorplan    **47m<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

€1,149,500 Apartment - For sale - New listing

## New build 3 Bedroom apartment with 47m<sup>2</sup> terrace for sale in Escaldes, Andorra

Andorra » Escaldes » AD700

**3** Bedrooms    **2** Bathrooms    **123m<sup>2</sup>** Floorplan    **47m<sup>2</sup>** Terrace

### OVERVIEW

## Modern and spacious new build apartment with plenty of natural light and incredible views for sale in an excellent location in Escaldes.

Lucas Fox is pleased to present Phase II of Valley View, a fabulous new build development, made up of three towers with fifteen floors each, perfect for families. The development is located in a natural setting in Andorra, surrounded by mountains, but with all the amenities of the town of Escaldes within reach. It also stands out for offering families a sustainable and ecological space, as well as a private one.

This apartment features a modern design, with open, spacious and bright spaces. In addition, the decoration in neutral tones maximizes the feeling of spaciousness, while the large floor-to-ceiling windows that lead access to the terrace allow the entry of abundant natural light and offer unique panoramic views.

First, we find an entrance hall that leads to a spacious living-dining room with access to a 47 m<sup>2</sup> terrace, perfect for enjoying the beautiful views, and a fully equipped open kitchen. The night area is made up of three double bedrooms, one of them with a private bathroom. To complete this area, we have a full bathroom that serves the other rooms and a laundry room room.

The property has excellent finishes and qualities. It includes a reinforced door, pre-installation of a video surveillance system, porcelain stoneware floors and built-in wardrobes, among others. The kitchen comes fully equipped, with a central island or bar, Neolith or Silestone countertop, Santos brand furniture and Siemens brand appliances: induction hob, oven, microwave, refrigerator and dishwasher. For maximum comfort, it benefits from a centralized air conditioning system through ducts, underfloor heating and an air renewal system; all combined with windows and glass with aluminum carpentry with thermal break, with triple glazing and double air chamber to avoid temperature leaks.

The development offers its owners parking spaces and a storage room. In addition, there is a heated pool surrounded by gardens, a solarium with views of the surroundings and a gym.

Please contact for more information.



[lucasfox.com/go/and57735](https://lucasfox.com/go/and57735)

Mountain views, Terrace,  
Indoor swimming pool, Concierge service,  
Wooden flooring, Natural light,  
Underfloor heating, Parking, Views,  
Utility room, Transport nearby,  
Panoramic view, Open kitchen, New build,  
Near international schools, Heating,  
Exterior, Equipped Kitchen, Double glazing,  
Domotic system, City views,  
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

€1,149,500 Apartment - For sale - New listing

## New build 3 Bedroom apartment with 47m<sup>2</sup> terrace for sale in Escaldes, Andorra

Andorra » Escaldes » AD700

**3** Bedrooms    **2** Bathrooms    **123m<sup>2</sup>** Floorplan    **47m<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](mailto:andorra@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Carrer de la Unió, 9, Escaldes-Engordany, Andorra