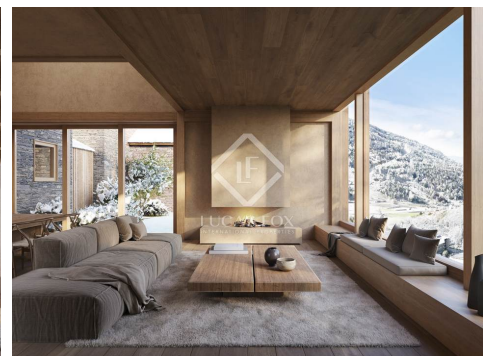
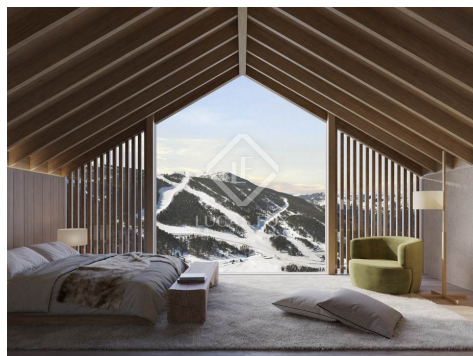


€2,275,000 House / Villa - For sale - New listing

## New build 5 Bedroom house / villa with 208m<sup>2</sup> garden for sale in Canillo, Andorra

Andorra » Canillo » AD100

**5** Bedrooms    **6** Bathrooms    **465m<sup>2</sup>** Floorplan    **208m<sup>2</sup>** Garden



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## Fantastic new build 5-bedroom villa with 208 m<sup>2</sup> of exterior space, a garage, and a spa option for sale in a prime location in Andorra.

Lucas Fox is pleased to present the new build Pleta de Incles development, consisting of four luxurious homes designed by the renowned architectural firm Mano Arquitectura. The development is located in a prime location in Andorra, next to the ski slopes and a short distance from the city of Andorra La Vella.

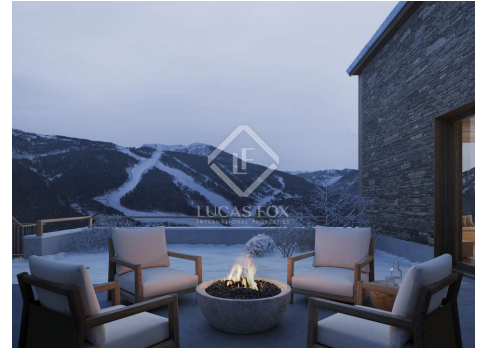
This villa is spread over four floors. The lower ground floor offers the option of setting up a spa, a multipurpose room, or both. A gym and a bathroom are also included.

On the ground floor, there are three bedrooms with their own private bathrooms, each with access to a beautiful garden. On the first floor, there is a spacious living-dining room with an open-plan kitchen and access to a wonderful garden, allowing you to enjoy the outdoors all day long. There is also a garage with space for one car and an exterior parking space for another car. Finally, on the lower floor, there is the incredible main bedroom with its private bathroom, study, and dressing room.

The property enjoys abundant natural light, thanks to its privileged orientation and large floor-to-ceiling windows in the main rooms. In fact, the main façade is almost entirely glass. Furthermore, the architectural design features natural materials, such as stone and wood, which blend seamlessly into the surroundings. It boasts stunning views of Andorra's mountainous landscape.

Inside, the villa boasts a modern design with a Nordic style, fine materials such as wood, and neutral cream tones that maximize the feeling of spaciousness. It also features an open-plan layout, such as the day area with the open-plan kitchen living-dining room and kitchen, which makes the most of the space.

The villa boasts high-quality finishes and finishes. It features a video intercom, a designer fireplace in the day area, oak laminate wooden floors in the main rooms, and natural stone or ceramic tile in the wet areas. The kitchen comes fully equipped with brands such as Santos and Porcelanosa, wall and base cabinets, a Neolith or Silestone countertop, Hansgrohe faucets, and Siemens appliances. The bathrooms also include all the necessary fixtures and fittings, from brands such as Duravit, Roca, and Hansgrohe.



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Mountain views, Terrace, Garden, Spa, Private garage, Lift, Natural light, Underfloor heating, Walk-in wardrobe, Transport nearby, Storage room, Playroom, Open kitchen, New build, Near international schools, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Domotic system, Built-in wardrobes

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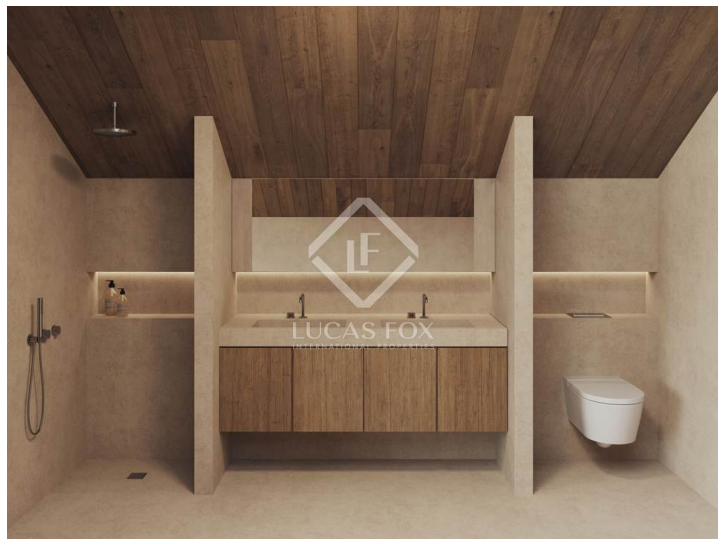
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<b>5</b>	<b>6</b>	<b>465m<sup>2</sup></b>	<b>208m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Garden

Contact us for more information.



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