

€6,233,360 House / Villa - For sale - New listing

## New build 8 Bedroom house / villa with 183m<sup>2</sup> terrace for sale in Ordino, Andorra

Andorra » Ordino » AD300

Q4 2027	8	10	796m <sup>2</sup>	183m <sup>2</sup>
Completion	Bedrooms	Bathrooms	Floorplan	Terrace



Contact us today for more information or to arrange a viewing

+376 775 077 · andorra@lucasfox.com · lucasfox.com · Av. del Consell de la Terra, 14-16, Escaldes-Engordany, Andorra

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**Spacious and bright new build villa with 8 bedrooms and several terraces overlooking the natural surroundings for sale in a development with garden, spa and parking in Ordino.**

Lucas Fox presents Ordino Mountain Residential Resort, an exclusive new build in the parish of Ordino, a quiet residential area of Andorra, with stunning mountain views in a natural setting.

This development stems from the idea of reinterpreting the concept of a wooden cabin and applying it to a residential project. To achieve this, a combination of natural materials, such as wood and stone, is used with contemporary materials. This results in a fusion of traditional Andorran architecture with innovative design.

With this idea in mind, this villa has been designed with large floor-to-ceiling windows that allow abundant natural light to flood the various spaces and offer stunning views of the surrounding natural landscape. The property features a modern design with minimalist furnishings in neutral colors.

This 795 m<sup>2</sup> villa is distributed over four floors and offers all kinds of rooms, in addition to eight bedrooms.

On the ground floor, there is a day area with an open- room living-dining room and kitchen, separated by an impressive central island. There are also three bedrooms, each with its own en-suite bathroom, as well as a guest toilet and a storage room. Two of the bedrooms and the day area have access to a terrace with views of the surrounding area. This floor could also serve as a separate guest apartment.

On the first floor, we find the main night area , with two double bedrooms each with its own en-suite bathroom, two single bedrooms with en-suite bathrooms, and the impressive main bedroom with its private bathroom and dressing room. There is also a comfortable living room. Each of the bedrooms, except for one of the doubles, has access to the magnificent terrace with mountain views.

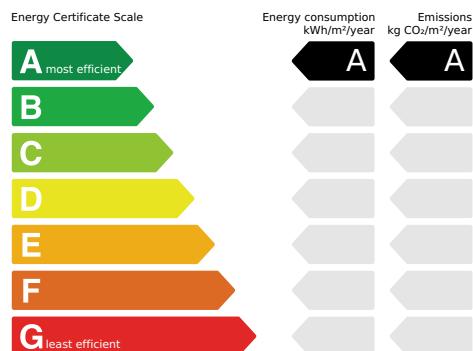
The second floor offers a second open-plan day area with several distinct spaces: two living room areas , a sitting room, a dining area, a second kitchen with a central island, and a guest toilet. This floor also has access to a terrace.

Finally, the top floor houses a private study , with all possible privacy.



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Mountain views, Terrace, Private garage, Lift, Wooden flooring, Natural light, Underfloor heating, Walk-in wardrobe, Views, Storage room, Panoramic view, Open kitchen, New build, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, Domotic system, Built-in wardrobes, Balcony, Air conditioning



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The property has BREEAM certification, a certification that recognizes sustainability efforts in terms of energy efficiency and environmentally friendly construction.

Among its qualities, we can highlight the armored door, white lacquered doors, wooden floors suitable for underfloor heating in the main rooms and porcelain stoneware in the wet areas and the kitchen, Dexofocus rotating fireplace and built-in wardrobes in the bedrooms.

For greater comfort, it includes aluminum joinery with thermal break with triple glazing and low-emissivity coating from Saint-Gobain, a climate control system with underfloor heating and cooling, supported by a fan coil system for cooling; all powered by a geothermal heat pump system.

The kitchens come fully equipped with Santos furniture in a matte white finish, Neolith countertops, and Gaggenau appliances. The bathrooms also come fully equipped, with Villeroy & Bosch fixtures, Hansgrohe faucets, and Neolith countertops.

The development offers an exclusive multi-level garden with relaxation areas, landscaped areas, pedestrian areas, and LED lighting. It also features a social club with a common room and fireplace, dual-access parking, storage units, and elevators. Finally, it boasts a fully equipped spa area with multiple showers, saunas, pools with massage systems, massage beds, and a jacuzzi-style bench. For added security, the development has access control with a security guard and monitoring of communal areas.

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