

Prices from €1,350,000 New development Luxe Sport Homes

A new development of Houses / Villas for sale in La Massana, Andorra with a starting price of €1,350,000, 3 Houses / Villas available

3 **3 & 4** **303m²**
Units available Bedrooms Sizes from



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

Prices from €1,350,000 New development Luxe Sport Homes

A new development of Houses / Villas for sale in La Massana, Andorra with a starting price of €1,350,000, 3 Houses / Villas available

3 Units available **3 & 4** Bedrooms **303m²** Sizes from

OVERVIEW

New development of 3 and 4-bedroom townhouses with high quality finishes, outdoor spaces and wonderful views in one of the most prestigious residential areas in the country in the natural environment of La Massana.

This development of semi-detached houses has a modern design with large windows that offer unique views of the valley of Andorra from all rooms and that, thanks to their position, receive natural light throughout the day.

These houses are characterized by their modern design, their bright and functional spaces. The development is aimed at very exclusive clients. The houses have built surface areas from 451 to 467 m² and from 116 to 244 m² in outdoor areas, and are arranged in an underground floor, two during the day and one at night. All of them connected by a lift and stairs.

In the basement we find a small landing that leads to two areas: the parking area that is prepared to comfortably house several vehicles, a technical room and the pedestrian access to the house.

The lower ground floor level is divided into six main rooms. First, we find a storage area followed by a large laundry area. Later on, there is a large gym, a complete bathroom with a bathtub, a spacious wellness area with sauna and jacuzzi, with access to a garden, as well as a room that can be turned into a double bedroom, also with access to the garden.

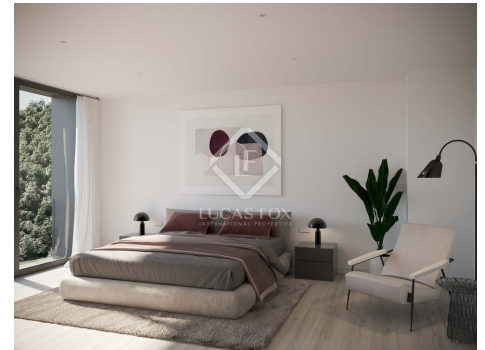
The ground floor has two incredibly cosy spaces: on the one hand, there is the large living room equipped with large windows, which allow an abundant entry of light, and with a large dining area. On the other, we have the spacious open kitchen with high quality designs, a large island in the centre for breakfast, and with access to the garden and a paved terrace area that surrounds the entire level. To complete this floor, we have a pantry followed by a guest toilet.

Finally, we have the first floor, which houses the night area. This floor benefits from a large master suite with dressing room, private bathroom, and access to a small balcony. It also has two or three large double bedrooms, and a bathroom with a bathtub that serves the latter rooms.

Please contact us for more information or to arrange a visit.

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



lucasfox.com/go/nd-luxe-anyos-prime

The specifics of this development are subject to change

Prices from €1,350,000 New development Luxe Sport Homes

A new development of Houses / Villas for sale in La Massana, Andorra with a starting price of €1,350,000, 3 Houses / Villas available

3 Units available **3 & 4** Bedrooms **303m²** Sizes from

Highlights

- Houses with 3-4 bedrooms and 451 to 467 m²
- Outdoor areas from 116 to 244 m²
- Modern design with high quality
- Large windows that provide plenty of natural light
- Parking area with capacity for several vehicles
- In La Massana, with all the services at your fingertips: restaurants, shops, international schools, etc

UNITS IN THIS DEVELOPMENT

Type	Status	Floor	Distribution	Size	Rental yield
House / Villa	€1,350,000	n/a	4 Bedrooms 3 Bathrooms	303m ²	
House / Villa	€1,350,000	n/a	4 Bedrooms 3 Bathrooms	307m ²	
House / Villa	Reserved	n/a	3 Bedrooms 3 Bathrooms	353m ²	
House / Villa	€1,495,000	n/a	4 Bedrooms 4 Bathrooms	403m ²	
House / Villa	Reserved	n/a	4 Bedrooms 4 Bathrooms	407m ²	
House / Villa	€1,495,000	n/a	3 Bedrooms 3 Bathrooms	353m ²	
House / Villa	€1,495,000	n/a	3 Bedrooms 3 Bathrooms	369m ²	

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

Prices from €1,350,000 New development Luxe Sport Homes

A new development of Houses / Villas for sale in La Massana, Andorra with a starting price of €1,350,000, 3 Houses / Villas available

3 **3 & 4** **303m²**
Units available Bedrooms Sizes from



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 • lucasfox.com • Carrer de la Unió, 9, Escaldes-Engordany, Andorra