

REF.:6312

Andorra | Sotheby's  
INTERNATIONAL REALTY

## Exclusive apartment for sale in Escaldes-Engordany

Andorra - Escaldes-Engordany

Superficie	Habitaciones	Baños	Precio
71 m <sup>2</sup>	2	1	840.000 €

Contáctenos para recibir más información o solicitar una visita



+376 872 222



info@sir.ad



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Located in the commercial and financial center of Escaldes-Engordany, this recently built apartment combines elegance and functionality in a privileged environment. With 71 m<sup>2</sup> of surface area, it offers a spacious living room and equipped kitchen in a single room, with views of Caldea and the north-eastern part of Escaldes, ideal for enjoying the visual richness of its surroundings. The house has a living room, dining room and kitchen in the same room. In addition, in the sleeping area, two double bedrooms and a full bathroom with a large shower, designed to offer maximum comfort and functionality. The quality of the materials is reflected in tilt-and-turn windows with double glazing and acoustic insulation, 100% submersible glued vinyl flooring, and in the furniture, top-quality appliances, such as: kitchen with extractor hood, BORA induction hob, Siemens oven and microwave, and CARRÉ cabinets. The bathroom is finished with porcelain stoneware, modern and resistant. In terms of technical and efficiency qualities, the house has underfloor heating, an air renewal system, LED lighting, home automation and video surveillance to guarantee security and a healthy environment. The combination of thermal and acoustic insulation, together with these technologies, makes the house an optimal option for those looking for comfort and security. In addition, the building has a private parking lot in the same building, offering comfort and ease of access.

## Características

- ✓ Walk-in closet(S)
- ✓ Domòtica
- ✓ Visibilitat
- ✓ Parket ceràmic
- ✓ Parking
- ✓ Transport públic aprop
- ✓ Electrodomestics
- ✓ sòl radiant
- ✓ Near International schools
- ✓ Armaris encastrats
- ✓ Aire condicionat
- ✓ Ascensor
- ✓ Vistes ciutat
- ✓ Il.luminació LED
- ✓ cèntric
- ✓ Triple vidre
- ✓ Assolellat
- ✓ Calefacció
- ✓ Vistes a la muntanya
- ✓ Aigua calenta
- ✓ Finestres Oscil.lobatents



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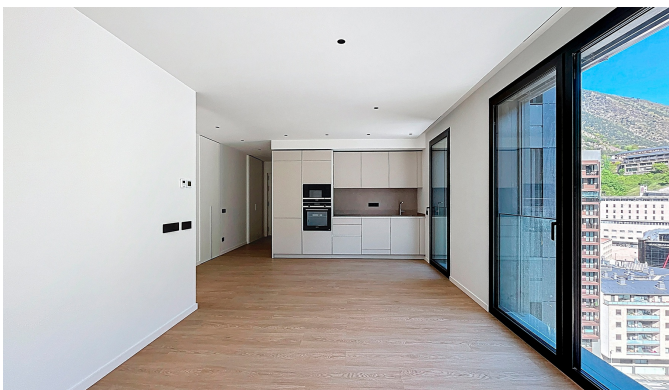
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