

REF.:6319

Andorra | Sotheby's  
INTERNATIONAL REALTY

## Apartment with sun and views to buy in Canillo - Ideal for investors

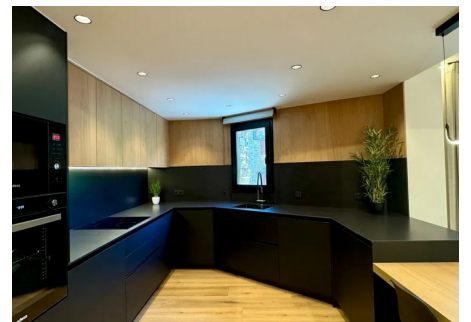
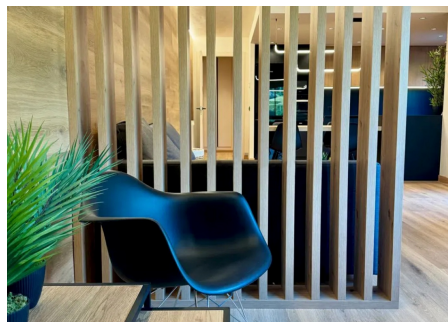
Andorra - Canillo

Superficie	Habitaciones	Baños	Precio
94 m <sup>2</sup>	2	2	442.000 €

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+376 872 222

info@sir.ad



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CURRENTLY UNRENOVATED, THE PHOTOS SHOW A SIMILAR UNIT THAT HAS ALREADY BEEN RENOVATED. Located in Canillo, this first-floor apartment offers a privileged location for those seeking comfort and stunning views. From its terrace and windows, you can enjoy the charming landscape of the village and the majesty of the surrounding mountains, with natural light throughout the day. The location combines the tranquility of a residential area with the convenience of nearby schools, parks, supermarkets, and commercial zones, all within walking distance. Perfect for investment with high yield. Currently, the property is rented out under a terminated contract, delivering occupancy, making it an excellent option for generating immediate income or strengthening your property portfolio. Additionally, the property has great potential for future appreciation. It comprises 95 square meters built and 94 useful. Featuring an open-plan living room, dining area, and kitchen. It has two spacious bedrooms and two full bathrooms. There's a balcony with views and a parking space included. The property is in good condition, built in 2010, with central heating using oil. The orientation ensures excellent natural light throughout the home. Offering exceptional views of the village and mountains, along with an orientation that guarantees sunlight all day long, proximity to essential services makes living here comfortable and practical. Would you like to customize this space? Although it's currently rented and not renovated, if you decide to make it your home in the future, you can carry out a renovation and interior design, adapting every corner to your tastes and needs. The photos show a renovated unit with a similar layout, so you can appreciate the potential of this property in its ideal state. Feel free to contact us for more details or to schedule a viewing. This is an exclusive opportunity in Canillo that you won't want to miss.

## Características

- ✓ cèntric
- ✓ Assolellat
- ✓ Ascensor
- ✓ Vistes ciutat
- ✓ Doble vidre
- ✓ Balcó
- ✓ Vistes a la muntanya
- ✓ Zona verda
- ✓ Armaris encastats
- ✓ Parking
- ✓ Transport públic aprop
- ✓ Traster



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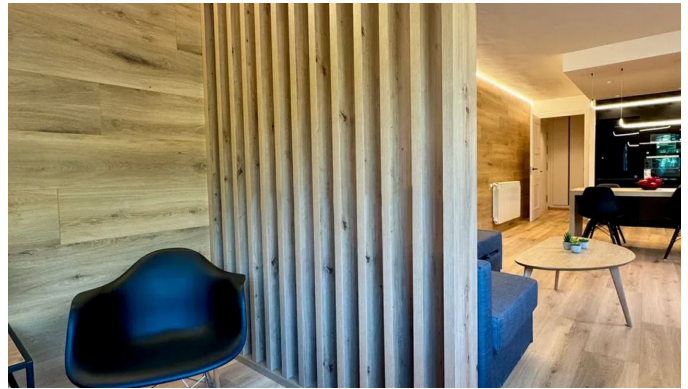
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Andorra Sotheby's International Realty  
Calle Santa Anna, 14 AD700 Escaldes-Engordany Principado de Andorra  
Tel: +376 872 222 · Email: info@sir.ad

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