

REF.:6442

Andorra | Sotheby's  
INTERNATIONAL REALTY

## Unique building for sale in the center of Sant Julià de Lòria

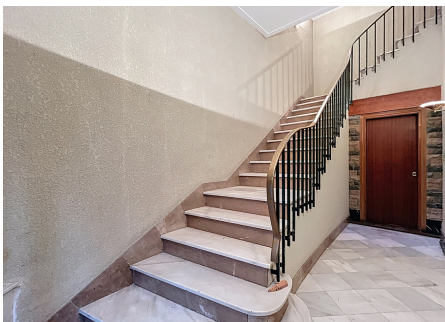
Andorra - Sant Julià de Lòria

|                    |              |       |             |
|--------------------|--------------|-------|-------------|
| Superficie         | Habitaciones | Baños | Precio      |
| 400 m <sup>2</sup> | 5            | 2     | 1.800.000 € |

Contáctenos para recibir más información o solicitar una visita

+376 872 222

info@sir.ad



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We present this exclusive and emblematic residential and commercial building located in the very center of Sant Julià de Lòria, just a few meters from the church and surrounded by all essential services, shops and conveniences. This is a truly distinctive property, full of character and history, offering an exceptional combination of spacious, bright and versatile areas—ideal both as a family residence and for investment or mixed-use projects. With a total built area of 464.96 sqm, the property is distributed in a balanced and functional way. The various levels offer a well-organized structure, including 345.38 sqm of residential space, divided into generous common areas, resting areas and multipurpose rooms. The building also includes a 54.79 sqm commercial space at street level, providing excellent potential for professional activities or additional rental income. The residential area features five bedrooms, perfect for a large family or for use as complementary spaces such as offices, playrooms or walk-in closets. It also includes two full bathrooms, a comfortable living-dining room, a kitchen with office layout, an independent sitting room and a dedicated office, ideal for remote work. One of the standout features of the building is the private elevator, an uncommon and valuable asset that enhances comfort and accessibility across all floors. It also offers a rear outdoor patio and 64.79 sqm of terraces and balconies, providing pleasant outdoor spaces in the heart of the town. A truly exceptional opportunity to acquire a property with charm, potential and a prime location in Sant Julià de Lòria.

## Características

- ✓ Despatx
- ✓ Assolellat
- ✓ Balcó
- ✓ cèntric
- ✓ Vistes ciutat
- ✓ Ascensor adaptat cadira de rodes
- ✓ Cuina tipus office
- ✓ Safareig
- ✓ Piscina
- ✓ Llar de foc
- ✓ Doble vidre
- ✓ Terrassa
- ✓ Parquet
- ✓ Transport públic aprop
- ✓ Persianes el·lèctriques

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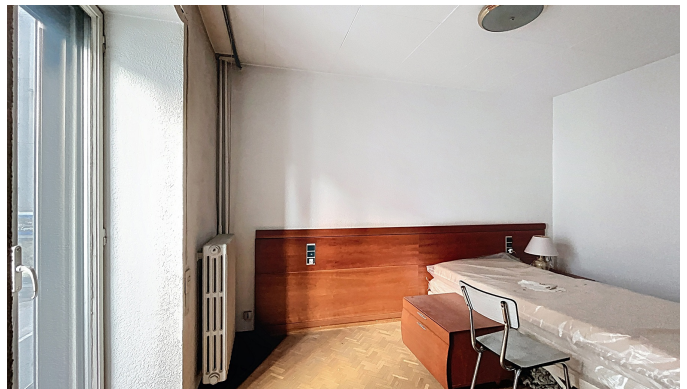
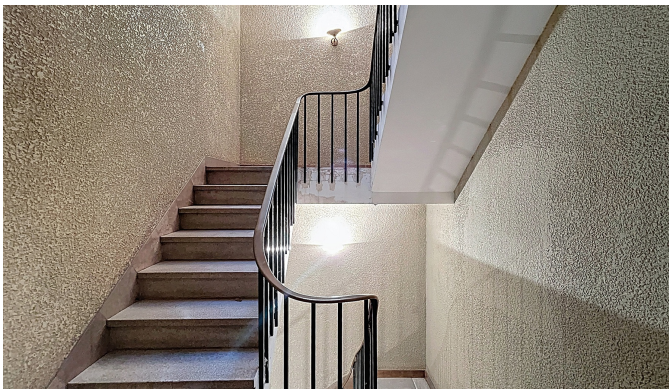
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