

REF.:6187

Andorra | Sotheby's  
INTERNATIONAL REALTY

## Exclusive double-detached villa for sale in Escaldes

Andorra - Escaldes-Engordany

|                           |              |          |                     |
|---------------------------|--------------|----------|---------------------|
| Superficie                | Habitaciones | Baños    | Precio              |
| <b>1774 m<sup>2</sup></b> | <b>7</b>     | <b>8</b> | <b>11.600.000 €</b> |

Contáctenos para recibir más información o solicitar una visita

 +376 872 222

 info@sir.ad





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Discover this incredible chalet located in Escaldes-Engordany, which offers stunning views of the entire valley and enjoys sunlight throughout the day. Situated just five minutes from the center, this building stands out for its spaciousness, with a total constructed area of approximately 1774 m<sup>2</sup>, divided into two nearly equal residential units, one of 905 m<sup>2</sup> and the other of 869 m<sup>2</sup>, each distributed over three underground floors and three above-ground floors, accessible by stairs and elevator. On the ground floor of the first residence, you will find a generous living room with a large window that provides access to a terrace surrounding the entire building, along with a dining room and a spacious kitchen equipped with an island. This floor also has an entrance hall, a guest bathroom, a second terrace, and a garage for two cars. The layout of the ground floor of the second residence is practically identical. On the first floor of residence 1, there is a hallway that connects to two suites, one of which has a large window similar to that of the living room. Both suite bathrooms feature double sinks and a separate toilet. In contrast, the first floor of residence 2 has three bedrooms, one of which is en-suite with a separate bathroom, and two additional bedrooms that share a full bathroom. The attic of the first residence includes a suite with a terrace and a storage area, while the attic of residence 2 is similar but offers a different bathroom. The three underground levels of the building provide parking areas, storage rooms, and technical space. Additionally, the underground level -3, accessible only on foot, offers storage space and a large open area that can be utilized by both residences, with residence 1 offering a greater usable area. This is a unique opportunity to acquire an exceptional property in a prime location, with everything you need for a comfortable and luxurious life. Ideal for both families and those looking for a luxury retreat with unparalleled views.

## Características

- ✓ Planta diáfana
- ✓ Balcó
- ✓ Vistes a la muntanya
- ✓ Zona verda
- ✓ Edificable
- ✓ Parking
- ✓ Transport públic aprop
- ✓ Parking cobert
- ✓ Assolellat
- ✓ Jardí
- ✓ Vistes ciutat
- ✓ Terrassa

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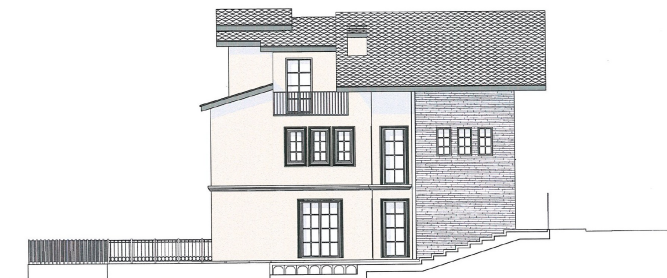
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|                           |              |          |                     |
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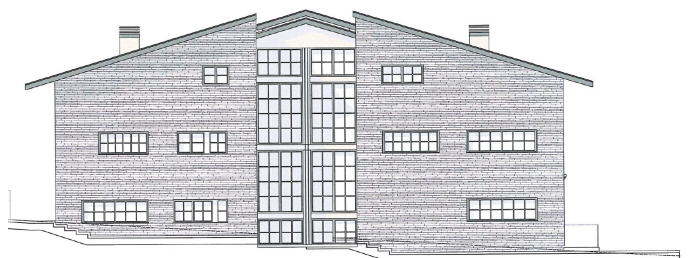
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Alçat Sud



Alçat Est

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