

REF.:123

Andorra | Sotheby's  
INTERNATIONAL REALTY

# New Ground Floor Apartment for Sale in Ordino

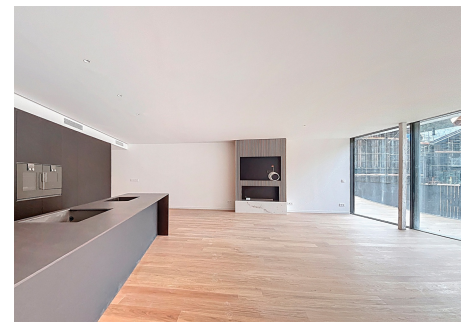
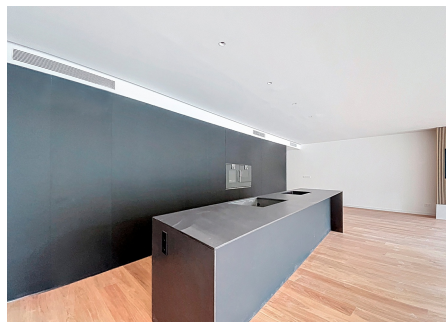
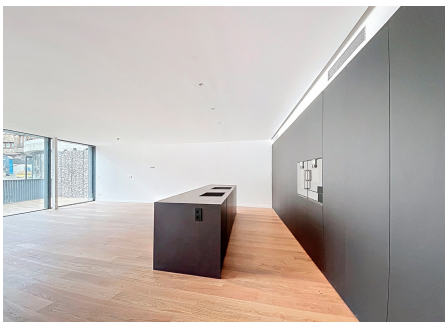
Andorra - Ordino

Superficie	Habitaciones	Baños	Precio
<b>168 m<sup>2</sup></b>	<b>2</b>	<b>2</b>	<b>1.343.550 €</b>

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Discover a new luxury apartment situated in the heart of nature, where exclusivity and comfort blend perfectly. This newly constructed residence of 168.6 m<sup>2</sup>, located in one of the most privileged areas of the parish of Ordino, is ideal as both a permanent residence and a second home. The apartment features two en-suite bedrooms, each with its own bathroom, along with an additional guest toilet and a practical laundry room. Its elegant 24 m<sup>2</sup> terrace offers an ideal space to enjoy the tranquil surroundings, perfectly equipped for moments of relaxation both indoors and outdoors. Highlighted Features: Private garage with capacity for 2 vehicles Climate control and heating system with underfloor heating, ensuring maximum comfort all year round High construction standards with premium elements, including triple glazing for better insulation Exceptional communal spaces, including a fully equipped fitness area, a communal spa with pools and jacuzzi, as well as leisure and recreation areas Integrated home automation for easy and intuitive control of facilities Security and comfort enhanced by a security entrance door and sliding doors that add a modern touch Furthermore, its strategic location allows for quick access to the Vallnord gondola in just a few minutes, making it ideal for skiing enthusiasts and outdoor activities. The proximity to public transport and local amenities makes this apartment a unique opportunity in the Principality of Andorra. Don't miss the chance to live in an exclusive environment surrounded by nature. Contact us for more information about this unique ground floor apartment in Ordino! Architects: Rafael de La-Hoz, Ricard de Deus - COAA N°90.

## Características

- ✓ Terrassa
- ✓ Ascensor
- ✓ Vistes ciutat
- ✓ Parking porta automàtica
- ✓ Triple vidre
- ✓ Il.luminació LED
- ✓ Armari encastats
- ✓ sòl radiant
- ✓ Calefacció
- ✓ Vistes a la muntanya
- ✓ Llar de foc
- ✓ Visibilitat
- ✓ Zona de fitness comunitària dotada amb equipament
- ✓ Spa comunitari amb piscines i jacuzzi
- ✓ Domòtica
- ✓ Porta de seguretat
- ✓ Parking
- ✓ Transport públic aprop
- ✓ Zona verda
- ✓ Portes corredisses
- ✓ Zona comunitaria d'oci i esbarjo
- ✓ Traster
- ✓ Aire condicionat

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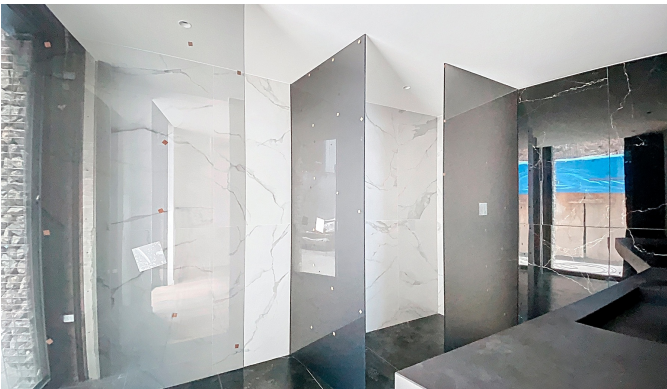
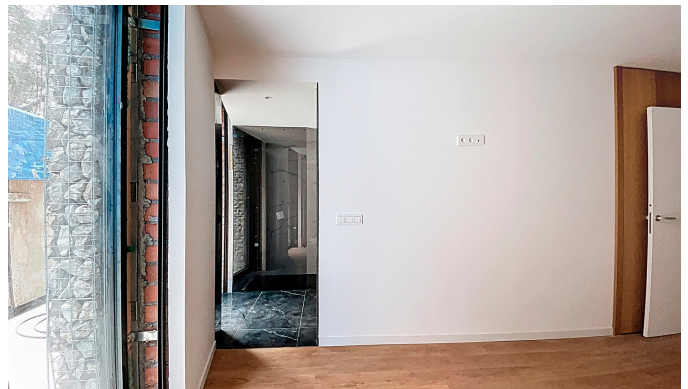
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