

REF.:5704

Andorra | Sotheby's  
INTERNATIONAL REALTY

## Ground floor of new construction to buy in the center of Encamp

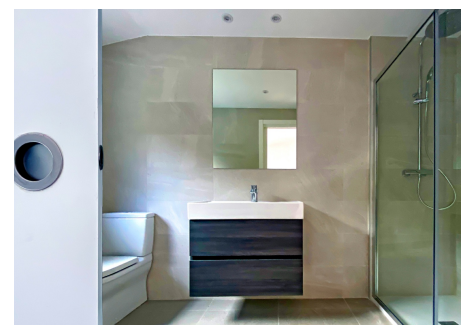
Andorra - Encamp

Superficie	Habitaciones	Baños	Precio
78 m <sup>2</sup>	2	2	435.000 €

Contáctenos para recibir más información o solicitar una visita

+376 872 222

info@sir.ad



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Next Promotion of new work under construction located in the middle of the village of Encamp, one of the most important residential areas in the country since the center of the town is located a few kilometers from the nerve center of the country. Ideally located in the heart of the village, this promotion is close to schools, sports centers, shops, services and green areas. In addition to providing quick access from the center of the town to either of the two borders (France/Spain), and being in the Parish where the longest domain of the Pyrenees and southern Europe is located. It is a property of 78 m<sup>2</sup> with a spacious living-dining room with a fully equipped kitchen and open to the living room; exit to a large terrace-garden of 112 m<sup>2</sup>, from where you will enjoy the sun and the views. The night area is divided into two rooms, one of which is en suite. The other room is also double, with built-in wardrobes. This area is complemented by another full bathroom. The material finishes and equipment are minimalistic, functional and of high quality, such as the underfloor heating with an aerothermia system or similar, the electric blinds or the double-glazed windows. The kitchen with the silestone work area is fully equipped with vitro, oven, microwave, dishwasher and refrigerator. Its orientation is north-west, so it will enjoy sun especially in the afternoon and evening. For your total comfort, this property has a parking space in the same building.

## Características

- ✓ Parquet
- ✓ Doble vidre
- ✓ Terrassa
- ✓ Vistes a la muntanya
- ✓ Aigua calenta
- ✓ sòl radiant
- ✓ Armaris encastrats
- ✓ Calefacció
- ✓ Transport públic aprop
- ✓ Electrodomestics
- ✓ Ascensor adaptat cadira de rodes
- ✓ Assolellat
- ✓ Jardí
- ✓ Vistes ciutat
- ✓ Parking cobert



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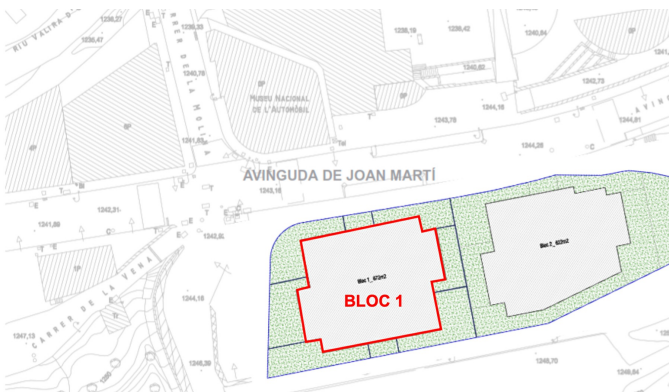
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- 2 BANYS  
- 1 PLAÇA APARCAMENT



COMUNITAT RESIDENCIAL EL CALCINERA  
PLANTA BAIXA 1ª



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