

REF.:6079

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INTERNATIONAL REALTY

## New construction ground floor to buy in Escaldes-Engordany

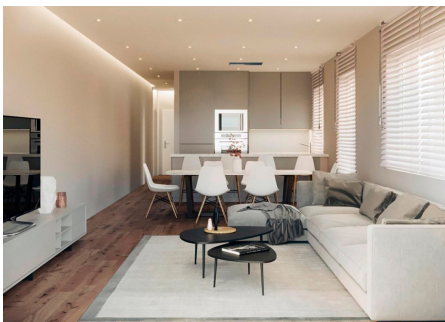
Andorra - Escaldes-Engordany

|                   |              |       |           |
|-------------------|--------------|-------|-----------|
| Superficie        | Habitaciones | Baños | Precio    |
| 90 m <sup>2</sup> | 2            | 2     | 445.000 € |

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+376 872 222

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This magnificent ground floor is located in a new residential complex under construction in Escaldes-Engordany, Residencial Marió, a few minutes from the commercial and financial center of the country. With an area of 90.80m2, this modern ground floor has a large garden of approximately 47.88m2, offering a bright and sunny environment thanks to its optimal orientation. The house has 2 bedrooms, 1 of them en suite, and 2 full bathrooms. Enjoy a spacious living room and a separate kitchen, all connected to the garden, creating a perfect space for entertaining. In addition, it has a practical laundry space in one of the bathrooms. Featured features include high-end qualities, aerothermal heating and heat pump, motorized aluminum blinds, LED lighting, underfloor heating, among others. Likewise, there are parking spaces and storage rooms available according to your needs, which are not included in the price of the home. Delivery of this property is scheduled for April 2025, giving you the opportunity to secure your home in this exclusive residential complex.

## Características

- |                       |                        |                          |
|-----------------------|------------------------|--------------------------|
| ✓ Traster (Opcional)  | ✓ sol radiant          | ✓ Doble vidre            |
| ✓ Armariis encastrats | ✓ Assolellat           | ✓ Jardí                  |
| ✓ Ascensor            | ✓ Vistes a la muntanya | ✓ Transport públic aprop |
| ✓ Vistes ciutat       | ✓ Garatge (Opcional)   | ✓ Safareig               |

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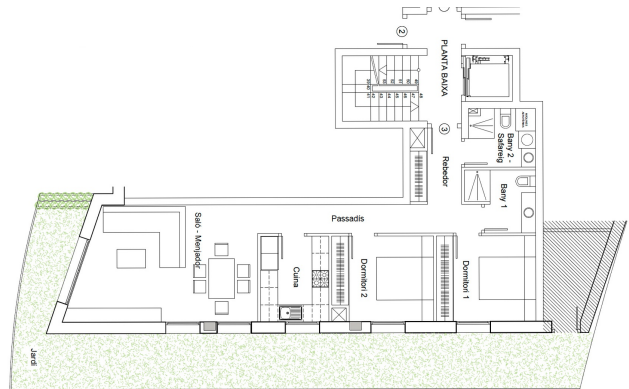
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