

REF.:5890

Andorra | Sotheby's  
INTERNATIONAL REALTY

# Modern Villa for sale in Escaldes-Engordany

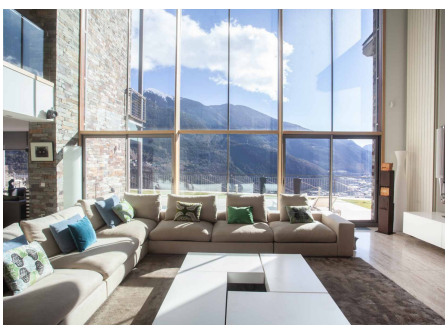
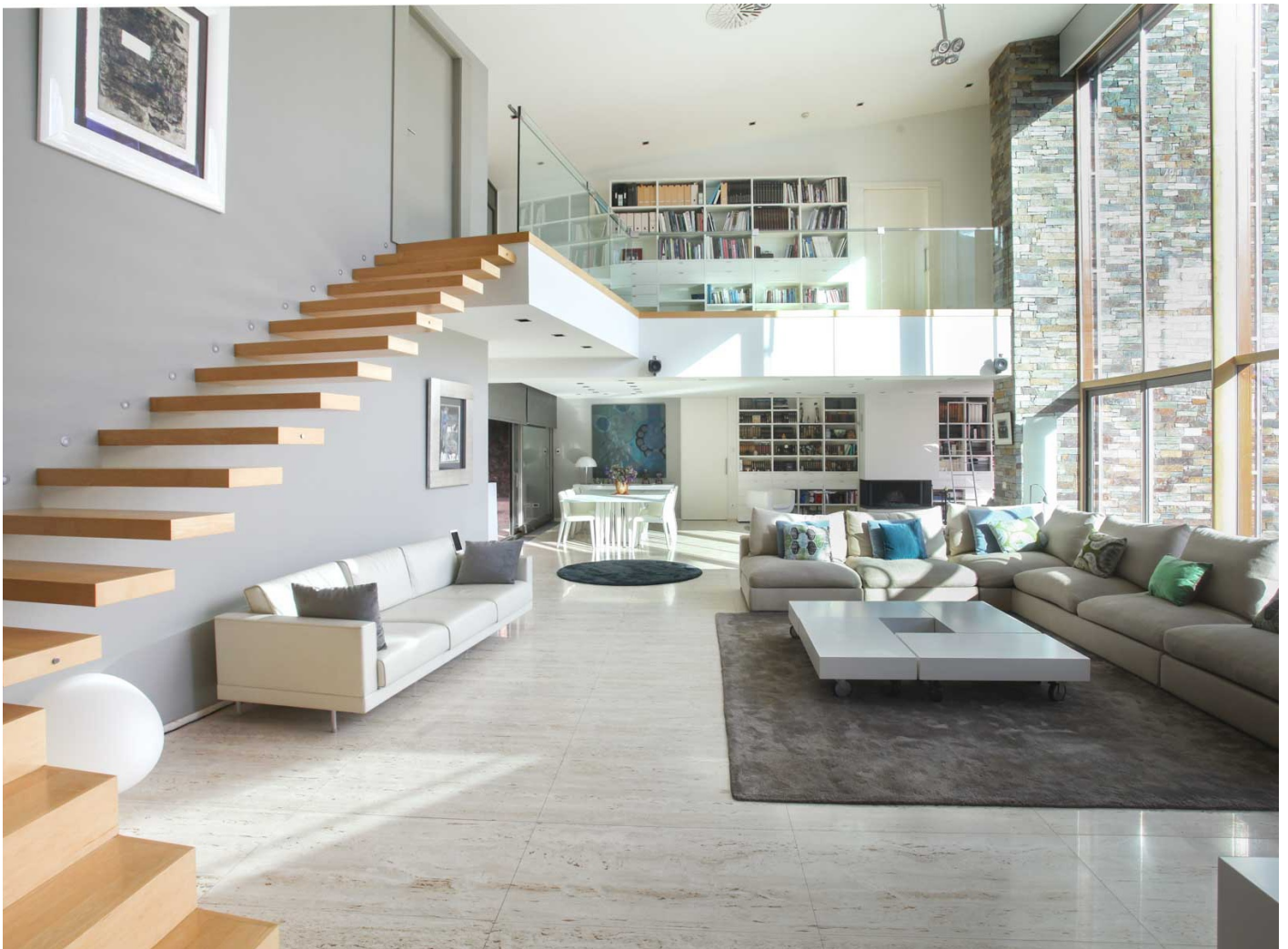
Andorra - Escaldes-Engordany

Superficie	Habitaciones	Baños	Precio
<b>1533 m<sup>2</sup></b>	<b>4</b>	<b>4</b>	<b>9.000.000 €</b>

Contáctenos para recibir más información o solicitar una visita

 +376 872 222

 info@sir.ad



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Magnificent villa for sale in the Escaldes-Engordany parish, in the prestigious area of Els Vilars. Very well connected, with all the commercial and leisure offer of Andorra la Vella and Escaldes, such as the Caldea thermal leisure center, within walking distance. This extraordinary property is located on a 1,073.27m<sup>2</sup> plot with a constructed area of 1,533.09m<sup>2</sup> distributed over 3 floors connected by an elevator. On the ground floor we find a large garage with capacity for 8 vehicles with an automatic door for greater comfort. Likewise, on this floor we find a cozy wine cellar with a dining room, a laundry room and a technical boiler room. The first floor has a large office with views to the outside and illuminated thanks to the large windows. A spa area with hammam, salt room and a gym. This area is complemented by a 120m<sup>2</sup> suite with a full bathroom and a courtesy toilet. The second floor, is the one that gives access to the house, includes a sophisticated living room surrounded by windows to make the most of natural light, with access to a large terrace with magnificent views of the valley and a solarium to appreciate the charm of the rural environment and mountain. A kitchen with high-end appliances, fully equipped, with a dining room and plenty of storage space. This has access to an interior patio with a designer fountain. On the same floor there is another office and a suite with a large dressing room. All the spaces on this floor have access to the terrace, which communicates directly with the garden and the barbecue area. This area is complemented by a library. On the third floor, we find the night area, distributed in two suites with large dressing rooms and one of them with a bathroom with shower and hydromassage bathtub. Both rooms have access to a private garden. The high-quality finishes make this villa a high standing property. The heating works by aerothermal energy and as a complementary system, it also has a diesel boiler. It should be noted that this villa has exterior security cameras. This exclusive villa is a true haven of peace and tranquility that offers plenty of space and comfort to escape at any time from the hustle and bustle of the city, always being close to the fantastic range of shops and services in the Principality of Andorra.

## Características

- ✓ Parquet
- ✓ Safareig
- ✓ Armaris encastrats
- ✓ Terrassa
- ✓ Parking
- ✓ Alarma
- ✓ Llar de foc
- ✓ Traster
- ✓ Hammam
- ✓ Sauna
- ✓ Despatx
- ✓ Assolellat
- ✓ Aire condicionat
- ✓ Jardí
- ✓ Vistes a la muntanya
- ✓ Zona verda
- ✓ Electrodomestics
- ✓ Llar de foc
- ✓ Gimnàs
- ✓ Jacuzzi
- ✓ Calefacció
- ✓ Ascensor
- ✓ Vistes ciutat
- ✓ Aigua calenta
- ✓ Parking porta automàtica

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Andorra Sotheby's International Realty  
Calle Santa Anna, 14 AD700 Escaldes-Engordany Principado de Andorra  
Tel: +376 872 222 · Email: info@sir.ad

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