

REF.:5982

Andorra | Sotheby's
INTERNATIONAL REALTY

Recently built villa in Aubinyà, Sant Julià de Lòria

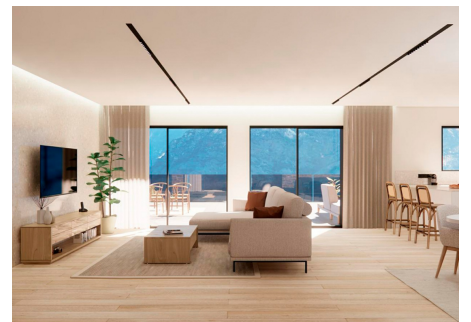
Andorra - Aubinyà

Superficie	Habitaciones	Baños	Precio
223 m ²	3	2	1.342.400 €

Contáctenos para recibir más información o solicitar una visita

+376 872 222

info@sir.ad



Recently built villa in Aubinyà, Sant Julià de Lòria

Andorra - Aubinyà

Superfície	Habitaciones	Baños	Precio
223 m²	3	2	1.342.400 €

Contáctenos para recibir más información o solicitar una visita

 +376 872 222

 info@sir.ad

This magnificent villa, under construction, is located in the prestigious residential area of Aubinyà, in Sant Julià de Lòria. Its location offers a privileged position to enjoy the sun throughout the year, providing a bright and pleasant environment in every corner. With a built area of 223 m² on a plot of 348 m², this independent villa will consist of three floors, with a terrace of 111 m². On the ground floor of 111 m² there will be the day area, with the kitchen open to the large living-dining room that will give access to the terrace. On this floor we will also find a courtesy service, a pantry, and the staircase and elevator that connect all the floors. The 1st floor is intended for the night area with a suite with dressing room, and two bedrooms, one double and the other single, which will share a full bathroom. On this floor there is also a terrace of 54 m². The basement floor will be for a garage for 4 cars, a storage room and a laundry room, apart from the technical room area. This floor will have two entrances, one to the parking lot and the other to access the house. The house will have high-quality finishes, among others triple-glazed windows, the bedrooms will have motorized blinds, parquet floors and bathrooms with porcelain stoneware, pre-installation of home automation, underfloor heating throughout the house, and pellet stove in the living room. Its location in a quiet area but close to all the services that Sant Julià and the center of Andorra offer, make this project very interesting for families who want to find an exclusive place with quality of life. The estimated delivery date is the end of May 2024.

Características

- ✓ Triple vidre
- ✓ Domotica
- ✓ Assolellat
- ✓ Parking
- ✓ Llar de foc
- ✓ Parquet
- ✓ Safareig
- ✓ Parket ceràmic
- ✓ Ascensor
- ✓ Zona verda
- ✓ sòl radiant
- ✓ Armaris encastrats
- ✓ Terrassa
- ✓ Vistes a la muntanya
- ✓ Traster

REF.:5982

Andorra | Sotheby's
INTERNATIONAL REALTY

Recently built villa in Aubinyà, Sant Julià de Lòria

Andorra - Aubinyà

Superficie	Habitaciones	Baños	Precio
223 m²	3	2	1.342.400 €

Contáctenos para recibir más información o solicitar una visita

 +376 872 222

 info@sir.ad



Sotheby's International Realty® is a registered trademark licensed to Sotheby's International Realty Affiliates LLC. Each Sotheby's International Realty® office is independently owned and operated.

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

www.andorra-sothebysrealty.com