

REF.:6007

Andorra | Sotheby's  
INTERNATIONAL REALTY

# Villa under construction to buy in Aubinyà, Sant Julià de Lòria

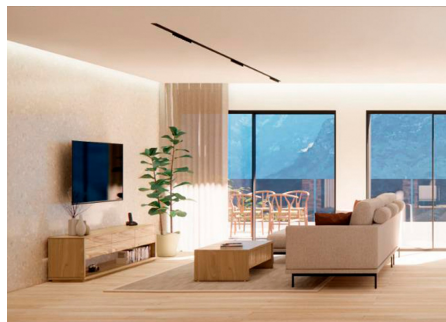
Andorra - Aubinyà

Superficie	Habitaciones	Baños	Precio
<b>338 m<sup>2</sup></b>	<b>4</b>	<b>3</b>	<b>2.593.800 €</b>

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información o solicitar una visita

+376 872 222

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This magnificent chalet, currently 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 all year round, providing a bright and pleasant environment in every corner. With a built area of 478 m<sup>2</sup> on a plot of 822 m<sup>2</sup>, this independent chalet will consist of three floors, with two terraces, one of 69 m<sup>2</sup> and the other of 10 m<sup>2</sup>. In the -2 floor of 108 m<sup>2</sup>, plus the 69 m<sup>2</sup> terrace, there will be the daytime area, with the kitchen open to the large living-dining room and access to the terrace. On this floor, you will also find a courtesy area, with the staircase and elevator connecting all floors, the laundry room, the games room, the cellar, and a storage room. The first floor is designated for the night area with a suite with a dressing room and private terrace, and three double bedrooms that will share two full bathrooms. The ground floor is for a garage for 5 cars, with access to the house through the stairs and elevator. The house will have high-quality finishes, including triple glazed windows, motorized blinds in the bedrooms, parquet floors, and bathrooms with porcelain stoneware, home automation pre-installation, underfloor heating throughout the house, pellet stove in the living room, and solar panel installation. Its location in a quiet area yet close to all the services offered by Sant Julià and the center of Andorra makes this project very attractive for families looking for an exclusive place with quality of life. The expected delivery date is at the end of 2025.

## Características

- ✓ Triple vidre
- ✓ sol radiant
- ✓ Armaris encastrats
- ✓ Terrassa
- ✓ Vistes a la muntanya
- ✓ Parquet
- ✓ Domotica
- ✓ Assolellat
- ✓ Parking
- ✓ Zona verda
- ✓ Wine Cellar
- ✓ Safareig
- ✓ Parket ceràmic
- ✓ Ascensor



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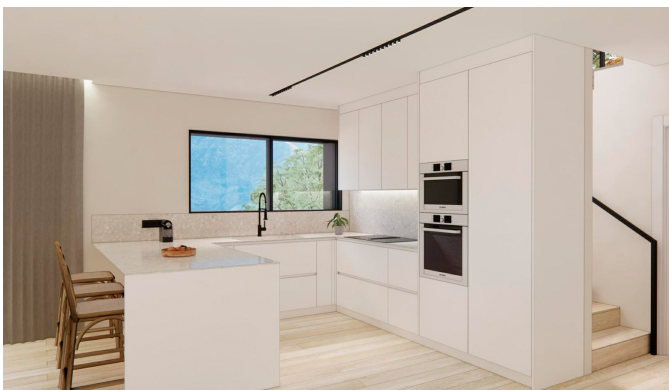
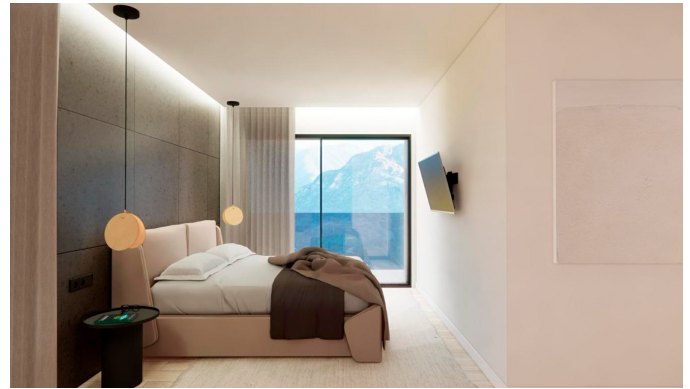
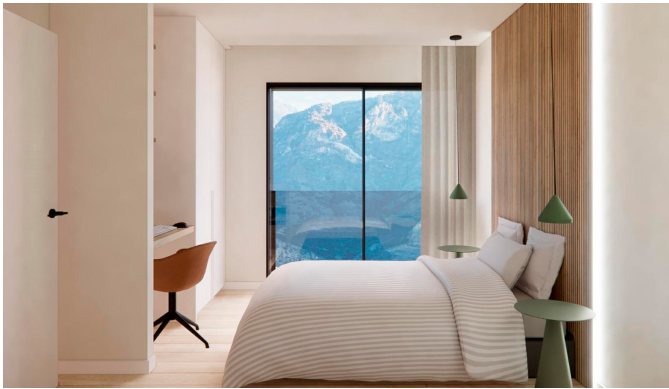
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