

REF.:6014

Andorra | Sotheby's  
INTERNATIONAL REALTY

# Plot with permits and project for sale in Incles

Andorra - Incles

Superficie	Habitaciones	Baños	Precio
<b>569 m<sup>2</sup></b>	<b>5</b>	<b>5</b>	<b>850.000 €</b>

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información o solicitar una visita

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In the charming location of Incles, in Canillo, you will find this exclusive plot with an exceptional architectural project and all the necessary permits. With a net area of 569.35m<sup>2</sup> and a usable area of 569.34m<sup>2</sup>, this plot meets the requirements of a minimum plot of 500m<sup>2</sup> and a 15-meter façade. Its design allows for a maximum occupancy of 40%, ensuring spaciousness and comfort in the future three-story house. The impressive chalet, with a total area of 985.68m<sup>2</sup>, offers a luxurious and comfortable lifestyle. From the basement of 547.02m<sup>2</sup> to the first floor of 219.33m<sup>2</sup>, each space has been meticulously planned. Enjoy the interior patio in the basement of 38.85m<sup>2</sup>, the extensive garden of 264.64m<sup>2</sup>, and the cozy terrace of 52.77m<sup>2</sup>. Details come together to provide a unique experience: a garage for 4 cars, storage room, garbage room, technical room, ski room, laundry room, wine bar, cinema room, gym, interior patio, 4 ensuite bedrooms, and a majestic master suite with a dressing room and full bathroom. The daytime area features a spacious kitchen, dining room, and living room, along with a convenient pantry and toilet. The covered terrace invites you to enjoy the outdoors at any time of the day. Furthermore, the aerothermal heating, rainwater reuse system, and advanced double-glazed laminated glass windows demonstrate a commitment to energy efficiency and the comfort of future owners. This property is a unique opportunity for those looking to combine elegance, modernity, and functionality in a dreamlike natural environment.

## Características

- ✓ Triple vidre
- ✓ Sortida de fum
- ✓ Gimnàs
- ✓ Terrassa
- ✓ Jardí
- ✓ Zona verda
- ✓ Cinema room
- ✓ Ski room
- ✓ Safareig
- ✓ Armaris encastrats
- ✓ Calefacció
- ✓ Vistes a la muntanya
- ✓ Aigua calenta
- ✓ sòl radiant
- ✓ Guarda Esquis
- ✓ Assolellat
- ✓ Parking
- ✓ Transport públic aprop
- ✓ Traster



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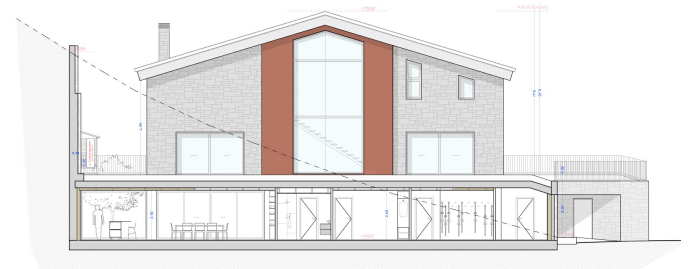
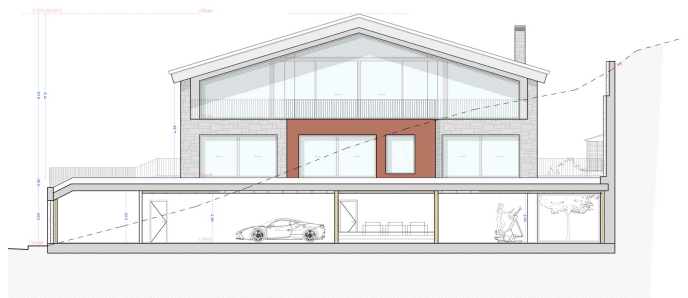
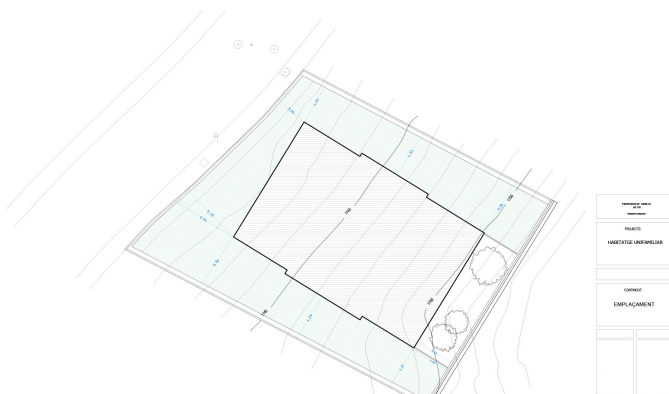
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