

REF.:6264

Andorra | Sotheby's  
INTERNATIONAL REALTY

# Incomparable duplex with garden for sale in Els Vilars, Escaldes

Andorra - Escaldes-Engordany

|                    |              |       |             |
|--------------------|--------------|-------|-------------|
| Superficie         | Habitaciones | Baños | Precio      |
| 174 m <sup>2</sup> | 3            | 2     | 1.750.000 € |

Contáctenos para recibir más información o solicitar una visita

+376 872 222

info@sir.ad



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HOUSING 5.2 Welcome to your new home situated in a privileged natural environment in Els Vilars, Escaldes, where elegance merges with the beauty of the Andorran landscape. This spectacular property, located just minutes from the vibrant center of Andorra la Vella, offers immediate access to a wide range of services, shops, and leisure areas. With a design focused on sustainability, this duplex stands out for its generous openings that allow natural light to enter, creating an atmosphere of harmony and serenity. The stunning views of the mountains and Escaldes, along with a south-facing orientation that ensures excellent lighting throughout the day, make this home a true oasis of tranquility. This property occupies the ground floor and the first floor. It includes three comfortable bedrooms, one en suite, a separate full bathroom, a guest service, a laundry room, and a spacious garden with direct access from the living room and dining area. The ground floor features a large living room with a grand fireplace, separated from the kitchen by an elegant island that creates two distinct areas in one space. On the first floor, the three bedrooms offer privacy and comfort. Designed with energy efficiency in mind, this villa not only provides comfort but also features gardens and green areas that promote an intimate and pleasurable lifestyle. Discover the true essence of Andorran living in this unique duplex, where every detail has been designed to ensure maximum comfort and a life full of harmony and beauty.

## Características

- |                      |                        |                    |
|----------------------|------------------------|--------------------|
| ✓ Garatge (Opcional) | ✓ sòl radiant          | ✓ Parquet          |
| ✓ Llar de foc        | ✓ Domòtica             | ✓ Triple vidre     |
| ✓ Safareig           | ✓ Armaris encastats    | ✓ Assolellat       |
| ✓ Terrassa           | ✓ Aire condicionat     | ✓ Calefacció       |
| ✓ Jardí              | ✓ Vistes a la muntanya | ✓ Vistes ciutat    |
| ✓ Zona verda         | ✓ Aigua calenta        | ✓ Il·luminació LED |

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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

[www.andorra-sothebysrealty.com](http://www.andorra-sothebysrealty.com)