

REF.:6262

Andorra | Sotheby's  
INTERNATIONAL REALTY

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

Andorra - Escaldes-Engordany

|                    |              |       |             |
|--------------------|--------------|-------|-------------|
| Superficie         | Habitaciones | Baños | Precio      |
| 177 m <sup>2</sup> | 3            | 3     | 1.750.000 € |

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información o solicitar una visita

+376 872 222

info@sir.ad



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HOUSING 5.1 Welcome to your new home located in a privileged natural setting in Els Vilars, Escaldes, where elegance blends with the beauty of the Andorran landscape. This spectacular property, situated 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 flood in, creating an atmosphere of harmony and serenity. The impressive views of the mountains and Escaldes, along with a south-facing orientation that ensures excellent lighting throughout the day, make this residence a true oasis of tranquility. This property spans the ground floor and the first floor. It includes three comfortable ensuite bedrooms, a guest bathroom, 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 fireplace, separated from the kitchen by an elegant island that creates two distinct zones within one space. On the first floor, the three ensuite bedrooms offer privacy and comfort. With a design aimed at energy efficiency, this villa not only provides comfort but also includes gardens and green areas that promote an intimate and enjoyable lifestyle. Discover the true essence of Andorran living in this unique duplex, where every detail has been carefully designed to ensure maximum comfort and a life filled with harmony and beauty.

## Características

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

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