

REF.:6387

Andorra | Sotheby's
INTERNATIONAL REALTY

Exclusive villa with captivating views for sale in Andorra

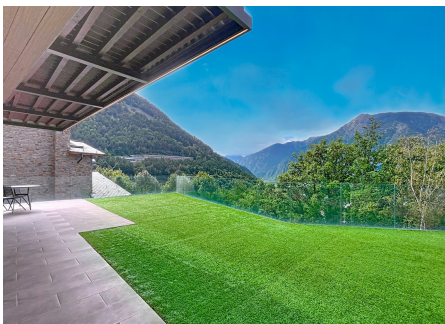
Andorra - Escaldes-Engordany

Superficie	Habitaciones	Baños	Precio
1339 m²	4	4	5.950.000 €

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información o solicitar una visita

+376 872 222

info@sir.ad



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Discover this exclusive villa with captivating views in Escaldes, a unique property that combines luxury, space, and comfort in a privileged location. With 1,339 m² of constructed area on a 580 m² plot, this villa of five floors plus a basement offers a modern and functional design with living areas recently renovated just three months ago using top-quality materials, such as a Bulthaup kitchen. It features 135 m² distributed across several terraces, 137 m² of garden, and outdoor areas perfect for enjoying. The residential area, located on the ground floor, combines open spaces and high ceilings with an Egyptian marble staircase decorated with an illuminated railing connecting all floors. The living-dining room, with a gas fireplace and access to a large garden terrace with a barbecue area, creates a cozy and sophisticated atmosphere. The recently renovated kitchen, with a central island and pantry area, invites unforgettable gastronomic moments. On the first floor, you'll find the sleeping quarters, featuring a spacious reading area, three double bedrooms with terraces, and two bathrooms with hydromassage showers, one of which has access to a small garden area. The master suite on the second floor includes a walk-in closet, two bathrooms (one for each occupant), advanced technologies, hydromassage showers, and a bathtub, all with views, as well as a large private terrace. Below the residential levels, in basement -1, there is a laundry room with an 8 m² outdoor patio, a spacious 135 m² gym room with pre-installation for a pool (to expand if desired), as well as an adjoining room for a sauna, Hammam, or other wellness spaces. It also features a zone with four sinks. Additionally, there is a 45 m² solarium accessible via an outdoor staircase, ideal for relaxing and enjoying peaceful moments. In basement -2, a spacious 147 m² open-plan room can be adapted as a game room, cinema, or entertainment area, complemented by a small independent apartment designed for guests or staff, with its own entrance to ensure privacy and comfort. The garage, located on basement -3, can accommodate up to 10 vehicles and includes water tanks, an equipment room, and a guest bathroom. It is noteworthy that the basement levels, distribution stairs, and gym area will undergo a redecorating renovation, as shown in the renderings, achieving a fresh, modern environment aligned with the property's design. Completing the amenities, the property features underfloor heating, air source heat pump, air conditioning, security alarm system, two elevators — one connecting all floors and another reaching the gym and leisure area — and the latest technology systems for your comfort and safety.

Características

- | | | |
|-----------------------------|----------------------|-------------------------|
| ✓ Walk-in closet(S) | ✓ Safareig | ✓ sòl radiant |
| ✓ Llar de foc | ✓ Portes corredisses | ✓ Rebot |
| ✓ Càmeres de seguretat | ✓ Safareig | ✓ Planta diàfana |
| ✓ Finestres Oscil.lobatents | ✓ Gimnàs | ✓ Doble vidre |
| ✓ Armaris encastats | ✓ Assolellat | ✓ Finestres tipus Velux |
| ✓ Parket ceràmic | ✓ Terrassa | ✓ Balcó |
| ✓ Aire condicionat | ✓ Calefacció | ✓ Parking |
| ✓ Jardí | ✓ Ascensor | ✓ Vistes a la muntanya |
| ✓ Vistes ciutat | ✓ Zona verda | ✓ Aigua calenta |
| ✓ Traster | ✓ Il.luminació LED | ✓ Domòtica |
| ✓ Alarma | | |

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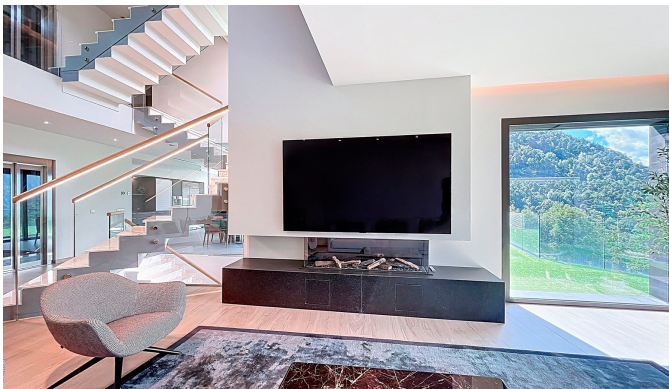
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