

REF.:5816

Andorra | Sotheby's  
INTERNATIONAL REALTY

# Exclusive newly built villa to buy in Ordino

Andorra - Ordino

|                          |              |          |                    |
|--------------------------|--------------|----------|--------------------|
| Superficie               | Habitaciones | Baños    | Precio             |
| <b>669 m<sup>2</sup></b> | <b>5</b>     | <b>5</b> | <b>6.156.546 €</b> |

Contáctenos para recibir más información o solicitar una visita

+376 872 222

info@sir.ad



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Exclusive chalet for sale in the charming village of Ordino, the first destination in the Principality of Andorra designated as a Biosphere Reserve. This sensational property is part of a new development that stands out for its privileged location as well as its luxurious design, conceived by the prestigious architectural firm Rafael De la-Hoz Arquitectes. It is a newly built property of approximately 669 m<sup>2</sup>, which includes multiple terraces optimally oriented to provide maximum exposure to natural light while enjoying the magnificent views of Ordino and its valleys. The ground floor is designed for relaxation, featuring a spa area and gym, as well as a cinema room. This floor also includes two double en-suite bedrooms with full bathrooms, a guest restroom, and a storage area, along with a large terrace. The first floor continues the relaxation area, with two en-suite bedrooms with full bathrooms, and the property's master suite, complete with a dressing room and full bathroom. All bedrooms have access to the terrace. The second floor features a large kitchen with a central island, equipped with the latest technologies and open to a cozy dining area with access to the terrace. This area also includes a living room and a library, both of which also lead to the terrace, along with a guest restroom and a laundry area. On the top floor, which is attic-style, there is a functional office. The property has 8 parking spaces of 11.5 m<sup>2</sup> each, totaling approximately 706 m<sup>2</sup> of parking. The finishes are elegant and of the highest quality, and the design of the property combines modern elements, such as large windows, with classic Andorran architecture in stone and wood to integrate seamlessly into the environment while preserving the essence of the country.

## Características

- ✓ Triple vidre
- ✓ Llar de foc
- ✓ Spa comunitari amb piscines i jacuzzi
- ✓ Despatx
- ✓ Assolellat
- ✓ Terrassa
- ✓ Parking
- ✓ Vistes a la muntanya
- ✓ Zona verda
- ✓ Electrodomestics
- ✓ Parquet
- ✓ Domotica
- ✓ Càmeres de seguretat
- ✓ Ascensor adaptat cadira de rodes
- ✓ Cuina tipus office
- ✓ Aire condicionat
- ✓ Ascensor
- ✓ Transport públic aprop
- ✓ Aigua calenta
- ✓ sòl radiant
- ✓ Zona de fitness comunitària dotada amb equipament
- ✓ Safareig
- ✓ Amaris encastats
- ✓ Parket ceràmic
- ✓ Calefacció
- ✓ Alarma
- ✓ Llar de foc
- ✓ Traster

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