

REF.:6430

Andorra | Sotheby's
INTERNATIONAL REALTY

Exclusive ground floor for sale in Ermengol-Serra, Escaldes-Engordany

Andorra - Escaldes-Engordany

Superficie	Habitaciones	Baños	Precio
177 m ²	4	2	2.797.982 €

Contáctenos para recibir más
información o solicitar una visita

+376 872 222

info@sir.ad



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An exclusive ground-floor residence for sale in the prestigious Ermengol-Serra development, one of the most sought-after and tranquil residential areas of Escaldes-Engordany. This development redefines the concept of luxury and comfort, offering spacious interiors, premium finishes, and perfect integration with the surrounding natural landscape. With a total built area of 527.44 m², the property is ideally designed to balance functionality and elegance: - Interior living area: 177.80 m² - Private terrace: 130.12 m² - Private garage (Box No. 1): 219.52 m² The residence features a large open-plan living and dining area with a modern kitchen, creating a bright and welcoming atmosphere. The night area includes four bedrooms, one of which is a master suite with private bathroom, and three double bedrooms sharing a full bathroom. A guest toilet and a laundry area complete the layout. The 130 m² terrace provides an exceptional outdoor space, ideal for relaxation or for creating a private chill-out area with open views. The 219.52 m² private garage adds further value, with space for several vehicles and additional storage. A unique opportunity to live in one of Andorra's most exclusive and desirable locations, where privacy, design, and comfort come together in perfect harmony.

Características

- | | | |
|------------------------------------|----------------------|--------------------|
| ✓ Walk-in closet(S) | ✓ Safareig | ✓ sòl radiant |
| ✓ Parquet | ✓ Domòtica | ✓ Triple vidre |
| ✓ Ascensor adaptat cadira de rodes | ✓ Armaris encastrats | ✓ Assolellat |
| ✓ Terrassa | ✓ Calefacció | ✓ Jardí |
| ✓ Vistes ciutat | ✓ Aigua calenta | ✓ Electrodomestics |
| ✓ Persianes elèctriques | ✓ Parking tipus box | |

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