

REF.:6482

Andorra | Sotheby's  
INTERNATIONAL REALTY

# Luxury apartment for sale on Av. Meritxell

Andorra - Andorra la Vella

|                    |              |       |             |
|--------------------|--------------|-------|-------------|
| Superficie         | Habitaciones | Baños | Precio      |
| 207 m <sup>2</sup> | 3            | 3     | 2.489.000 € |

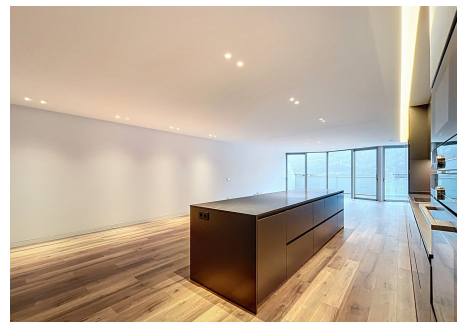
Contáctenos para recibir más información o solicitar una visita



+376 872 222



info@sir.ad



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We present to you this magnificent property for sale, measuring 207 m<sup>2</sup>, with approximately 25.96 m<sup>2</sup> of terrace included, located in one of the most privileged areas of the center of Andorra la Vella. The living area features a spacious living-dining room with an open kitchen of modern design, which enhances the brightness and spaciousness of the space. From the living room, you can access the pleasant terrace with views, well-oriented to the south, ideal for enjoying moments of relaxation outdoors. The apartment has three large bedrooms, one master suite and two suites, each with its own complete bathroom and wardrobes, providing maximum comfort and functionality for everyday life. Additionally, there is a courtesy bathroom and a practical laundry room. The property includes two parking spaces in the same building and a storage room of about 7 m<sup>2</sup>, which is an added value especially in such a central area. Located just a 2-minute walk from all essential services—shops, restaurants, medical centers, and transport—this residence is ideal as a permanent home.

## Características

- |                                    |                          |                              |
|------------------------------------|--------------------------|------------------------------|
| ✓ Walk-in closet(S)                | ✓ Safareig               | ✓ Parquet                    |
| ✓ Portes corredisses               | ✓ cèntric                | ✓ Triple vidre               |
| ✓ Ascensor adaptat cadira de rodes | ✓ Armaris encastrats     | ✓ Assolellat                 |
| ✓ Terrassa                         | ✓ Parking                | ✓ Ascensor                   |
| ✓ Vistes a la muntanya             | ✓ Transport públic aprop | ✓ Vistes ciutat              |
| ✓ Traster                          | ✓ Electrodomestics       | ✓ Aparcament amb plaça doble |
| ✓ Parking porta automàtica         | ✓ Parking cobert         | ✓ Il.luminació LED           |
| ✓ Persianes el.lèctriques          |                          |                              |

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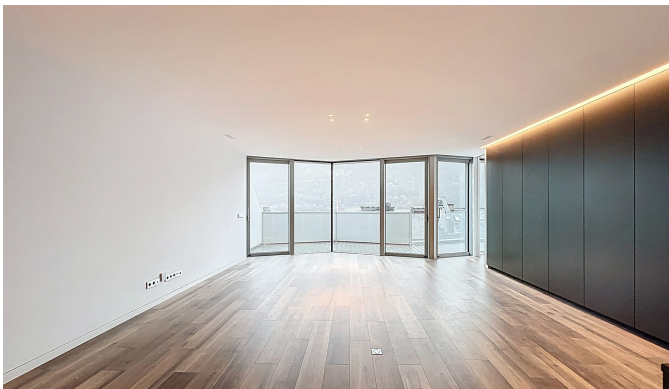
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