

REF.:5712

Andorra | Sotheby's  
INTERNATIONAL REALTY

## Ground floor of new construction to buy in the center of Encamp

Andorra - Encamp

Superficie	Habitaciones	Baños	Precio
<b>73 m<sup>2</sup></b>	<b>2</b>	<b>2</b>	<b>415.000 €</b>

Contáctenos para recibir más información o solicitar una visita

+376 872 222

info@sir.ad



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Next Promotion of new work under construction located in the middle of the village of Encamp, one of the most important residential areas in the country since the center of the town is located a few kilometers from the nerve center of the country. Ideally located in the heart of the village, this promotion is close to schools, sports centers, shops, services and green areas. In addition to providing quick access from the center of the town to either of the two borders (France/Spain), and being in the Parish where the longest domain of the Pyrenees and southern Europe is located. It is a property of 73 m<sup>2</sup> with a spacious living-dining room with a fully equipped kitchen and open to the living room; exit to a large terrace-garden of 90 m<sup>2</sup>, from where you will enjoy the sun and the views. The night area is divided into two rooms, one of which is en suite. The other room is also double, with built-in wardrobes. This area is complemented by another full bathroom. The material finishes and equipment are minimalistic, functional and of high quality, such as the underfloor heating with an aerothermia system or similar, the electric blinds or the double-glazed windows. The kitchen with the silestone work area is fully equipped with vitro, oven, microwave, dishwasher and refrigerator. Its orientation is south so the sun will shine all day in winter, spring and autumn. In the summer only in the central hours of the day, precisely when it is hottest. For this reason it is a good orientation for colder climates. For your total comfort, this property has a parking space in the same building.

## Características

- ✓ Parquet
- ✓ Doble vidre
- ✓ Terrassa
- ✓ Vistes a la muntanya
- ✓ Aigua calenta
- ✓ sòl radiant
- ✓ Armariis encastrats
- ✓ Calefacció
- ✓ Transport públic aprop
- ✓ Parking cobert
- ✓ Ascensor adaptat cadira de rodes
- ✓ Assolellat
- ✓ Jardí
- ✓ Vistes ciutat
- ✓ Electrodomestics

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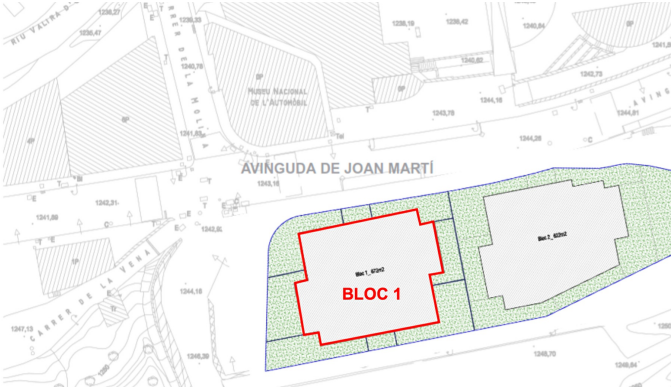
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- 2 BANYS  
 - 1 PLAÇA APARCAMENT

NUNY RESIDENCIAL EL CALCINERA  
PLANTA BAIXA 7<sup>a</sup>



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