

REF.:5876

Andorra | Sotheby's  
INTERNATIONAL REALTY

## Ground floor to buy in Escaldes

Andorra - Escaldes-Engordany

Superficie	Habitaciones	Baños	Precio
189 m <sup>2</sup>	4	2	2.150.000 €

Contáctenos para recibir más  
información o solicitar una visita

+376 872 222

info@sir.ad



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Elegant and spacious ground floor to buy in the parish of Escaldes-Engordany, in the prestigious urbanization of Can Diumenge. Located a few minutes from the center, with all services and shops within easy reach, the property has magnificent views and sun throughout the day. The property of 189 m2 is on one floor, with a fantastic terrace with garden and chill-out area, of 130 m2, where you can relax observing the magnificent surroundings, and with unbeatable views over the Principality of 'Andorra. Its interior distribution is created to enjoy the entire surface in a unique environment; distributed in a large living room with large windows of great thickness to avoid any type of outside noise, and direct exit to the garden, a spectacular design kitchen ideal for lovers of the culinary art, perfectly equipped, with access to the outside, and separate laundry area. In the rest area, a comfortable en suite room with built-in wardrobes and access to the terrace, complete bathroom with Italian shower, double sink and underfloor heating; a spacious double room with built-in wardrobes and access to the outside, a second double room currently converted into a living room, and study also with access to the outside and a fourth room intended for an office with built-in wardrobes. A second full bathroom with high quality elements and a courtesy toilet complete this magnificent property. Thanks to its southern orientation, the sophisticated property has extraordinary views, a special brightness and sun throughout the day. Apartment with air conditioning system, thermal and acoustic insulation system, parquet floors, electric blinds. With community spa area with, among other things, large and small swimming pool, jacuzzi, sauna, Turkish bath, gym and massage room. Completely renovated modern style exterior property for sale in Escaldes-Engordany.

### Características

- ✓ Garatge (Opcional)
- ✓ Zona de fitness comunitària dotada amb equipament
- ✓ Despatx
- ✓ Assolellat
- ✓ Calefacció
- ✓ Vistes ciutat
- ✓ Parquet
- ✓ Spa comunitari amb piscines i jacuzzi
- ✓ Doble vidre
- ✓ Terrassa
- ✓ Jardí
- ✓ Zona verda
- ✓ sòl radiant
- ✓ Safareig
- ✓ Armaris encastats
- ✓ Aire condicionat
- ✓ Vistes a la muntanya

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