

REF.:5975

Andorra | Sotheby's  
INTERNATIONAL REALTY

# Chalet under construction in Aubinyà, Sant Julià de Lòria

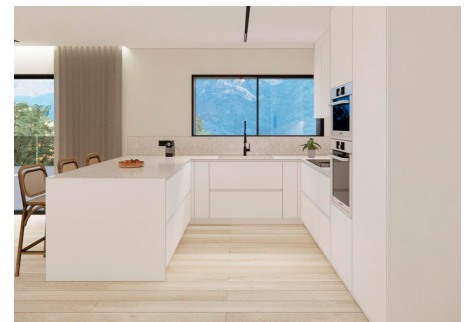
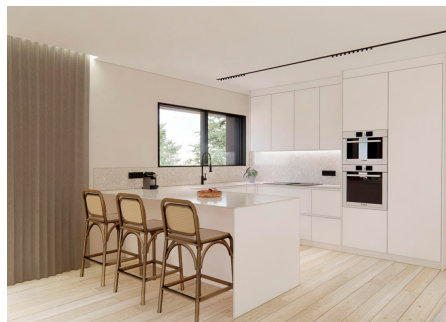
Andorra - Aubinyà

Superficie	Habitaciones	Baños	Precio
240 m <sup>2</sup>	3	2	1.341.600 €

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This magnificent villa, under construction, is located in the prestigious residential area of Aubinyà, in Sant Julià de Lòria. Its location offers a privileged position to enjoy the sun throughout the year, providing a bright and pleasant environment in every corner. With a built area of 240 m<sup>2</sup> on a plot of 454 m<sup>2</sup>, this independent villa will consist of three floors, with a terrace of 150 m<sup>2</sup>. On the 1st floor there will be the day area with the kitchen open to the large living-dining room and access to the terrace. The 2nd floor will have the night area with a suite with a private terrace, two double bedrooms which will share a full bathroom. The ground floor is where the garage for 2 cars, the laundry room and services will be. The house will have high-quality finishes, among others triple-glazed windows, the bedrooms will have motorized blinds, parquet floors and bathrooms with porcelain stoneware, pre-installation of home automation, underfloor heating throughout the house, and pellet stove in the living room. Its location in a quiet area but close to all the services that Sant Julià and the center of Andorra offer, make this project very interesting for families who want to find an exclusive place with quality of life. The expected delivery date is the end of 2025.

## Característiques

- ✓ Triple vidre
- ✓ Assolellat
- ✓ Calefacció
- ✓ Vistes a la muntanya
- ✓ Domotica
- ✓ Parquet
- ✓ Parket ceràmic
- ✓ Parking
- ✓ Llar de foc
- ✓ Armari encastats
- ✓ Terrassa
- ✓ Ascensor
- ✓ Zona verda

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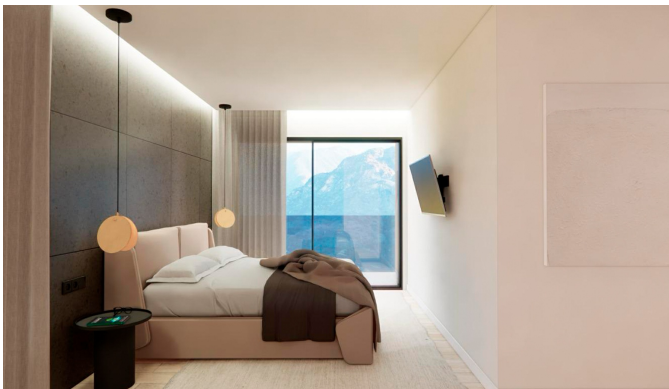
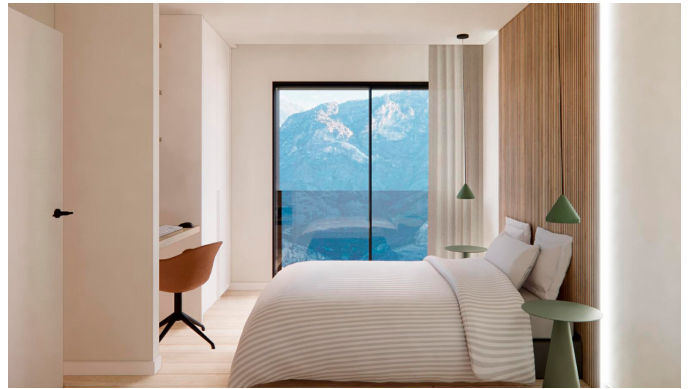
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