

## apartment for sale Andorra La Vella, Andorra La Vella



Exclusive new development located just 500 meters from the center of Andorra la Vella and its main shopping street.~~The 14-story building is scheduled for completion in December 2027 and will offer a modern, comfortable, and functional environment with landscaped gardens and a paddle tennis court.~~The apartments are characterized by their contemporary design, A-rated energy efficiency, and the use of premium materials.~~All units feature outdoor space with practical balconies or terraces, and a carefully considered orientation that guarantees natural light and thermal comfort year-round.~~Key Features~~Structure and Façade: Prefabricated concrete system and ventilated façade with ceramic cladding that mimics concrete and engineered wood, providing elegance and durability.~Exterior Joinery: Aluminum or PVC with thermal break and triple glazing, guaranteeing optimal thermal and acoustic insulation.~Climate Control: Radiant floor heating and cooling system with domestic hot water production via the FEDA Ecoterm network, ensuring maximum efficiency and comfort. Home automation: pre-installation for scalable home automation and motorized blackout curtains in the living room.~LED lighting in kitchens, bathrooms, and common areas.~Pre-installation for electric vehicle charging in parking spaces.~~Interior finishes: Grato SPC laminate flooring and non-slip porcelain stoneware on balconies and terraces.~Fully equipped kitchens with MOBALPA or similar cabinetry, CERATOP or similar countertops, and SIEMENS or equivalent appliances.~Bathrooms with wall-hung vanities, thermostatic faucets, and resin shower tray with screen.~Security entrance door and lacquered interior doors.~~Sustainability and efficiency: Thanks to its construction design, advanced insulation, and state-of-the-art energy systems, the development achieves the highest energy rating of A, reducing consumption and environmental impact.~~This 92 m2 property is a first-floor apartment with a 9.6 m2 balcony and a west-facing orientation, ensuring afternoon sun. It features:~~ Entrance hall with built-in wardrobe.~~ Spacious living/dining room and fully equipped kitchen.~~ Functional laundry room.~~ Full bathroom.~~ One large bedroom with built-in wardrobes.~~ Master suite with wardrobes and en-suite bathroom.~ Balcony access from every room.~Option to purchase a parking space and storage unit.~~Gali Real Estate at your service.

### property details

Spanishestate id: **6315760**

### contact

real estate agent: **Immobiliria Gali**

reference:: **04737**  
close to/ located: **Andorra La Vella**  
region: **Andorra La Vella**  
property type: **apartment**  
rooms: **2**  
property surface: **92 m2**  
surface plot: **- m2**  
price: **€ 636.000**

name: **not available**  
spreek: **not available**  
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