

## 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 100 m2 property is a first-floor apartment with an 18 m2 balcony and a south-facing orientation, ensuring sunshine all day long. It features:~~ Entrance hall with built-in wardrobe.~~ Spacious living/dining room and fully equipped kitchen.~~ Guest bathroom.~~ Functional laundry room.~~ Full bathroom.~~ Two

large bedrooms with built-in wardrobes.~~~ Master suite with built-in wardrobes and en-suite bathroom.~~ Balcony access from every room.~~Option to purchase two parking spaces and a storage unit.~~Gali Real Estate at your service.

## property details

Spanishstate id: **6315762**  
reference:: **04741**  
close to/ located: **Andorra La Vella**  
region: **Andorra La Vella**  
property type: **apartment**  
rooms: **3**  
property surface: **118 m2**  
surface plot: **- m2**  
price: **€ 630.000**

## contact

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