

apartment for sale Escaldes-Engordany, Escaldes-Engordany



Exclusive promotion of living in the center of Escaldes-Engordany, 500 meters from the economic and social center of Principado.~~It is a 123 m2 apartment plus 47 m2 of terrace. It consists of 3 rooms. One double suite type and the other two normal. All of them with built-in wardrobes. Kitchen open to the dining room and practical laundry area.~~Located in a unique enclave, its homes will have spectacular panoramic views over the Andorra Valley and Escaldes, and sun all year round.~~The second tower on the market, 15 stories high, is made up of 68 homes with 1 to 4 bedrooms. All rooms are exterior, with perimeter terraces.~~You will find homes of various types and lengths, very bright and functional, with modern design, perimeter terraces and high-end finishes.~~It is worth noting in this promotion the fantastic community areas with heated indoor pool, gym, garden areas and solarium (for the exclusive use of the owners). The owners will also be able to enjoy exclusive direct access to the Falgueró and Rec del Solà paths.~~Regarding the FINISHES AND QUALITIES of the homes, we would highlight:~~ EXTERIOR CARPENTRY in aluminum with SCHUCO type thermal break or similar.~~ Triple glass with double air chamber adapted to energy requirements.~~ Stoneware flooring, with two finishing options to be chosen by the client.~~ built-in cabinets of the Carré brand or similar~~ Open KITCHENS with Neolith, Silestone or similar countertops, equipped with a "BORA" type surface extractor fan incorporated into the hob, induction hob, oven, microwave, fridge and dishwasher from SIEMENS or similar. Wall and base units of the Santos or similar brand, combining a solid color with an imitation wood finish. Extendable faucet.~~ BATHROOMS with walls covered with top quality ceramics. Equipped with furniture with drawer and embedded sink. Hansgrohe or similar regulating taps, glass partition and mirror. Built-in shower "rain" effect~~ AIR CONDITIONING AND RENEWAL:~ * ACS production system and centralized air conditioning connected to~ FEDA ECOTERM.~ * Underfloor heating system throughout the house.~ * Air conditioning with cold air throughout the house except in bathrooms, through~ air ducts integrated into the false ceiling

with supply and extraction.~ * Renewal of airer with double flow system with compact equipment~ with Siber or similar brand heat recuperator. Individualized equipment~ for each house.~- ELECTRICAL INSTALLATION:~ * Spotlights integrated into the false ceiling in bathrooms, laundry and kitchen.~ * LED strip lighting in the hallway and other rooms.~ * HOME AUTOMATION: home climate control system.~~With the possibility of buying parking spaces and storage rooms in the same building.~~Do not hesitate to contact us to clarify any questions and have additional information.~~Expected completion date: last quarter 2027.

property details

Spanishstate id:	6237888
reference::	04103
close to/ located:	Escaldes-Engordany
region:	Escaldes-Engordany
property type:	apartment
rooms:	3
property surface:	123 m2
surface plot:	- m2
price:	€ 1.249.000

contact

real estate agent:	Immobilieria Gali
name:	not available
spreekt:	not available
telefoon:	+376631700