

## apartment for sale Escaldes-Engordany, Escaldes-Engordany



EXCLUSIVE DEVELOPMENT - ESCALA - IN ENGOLASTERS~~In Inmobiliaria Gali, we are pleased to present the exclusive ESCALA development, located in the privileged natural environment of San Miguel de Engolasters, a high standing development designed by the prestigious architecture studio Rafael de la-Hoz.~The building, perfectly integrated into the mountainous landscape, stands out for its contemporary design and its openness to the exterior. Thanks to its location on a natural vantage point, the property enjoys abundant natural light throughout the day and offers incomparable panoramic views over Andorra la Vella and Escaldes-Engordany.~Just minutes from the commercial, financial and administrative centre of the Principality, this exclusive penthouse offers quick access to a wide range of services, leisure and sports facilities, including the main ski resorts and mountain activities.~Each element has been carefully selected to offer a perfect balance between design, functionality and state-of-the-art technology, guaranteeing a unique living experience in a sophisticated and natural environment.~~As main features we can highlight:~~- Designer kitchens: We work with high-end kitchen manufacturers, internationally renowned for their innovation and excellence in finishes. Flexibility for customisation of materials and colours during the initial phase of the project. Assembly once the work has been completed to ensure maximum precision and quality.~~- Appliances: Leading suppliers in technology and reliability, such as SIEMENS, guarantee superior performance in the kitchen and laundry.~~- Surfaces: Stone, supplied by leading manufacturers such as Neolith, with the largest formats on the market to: minimise visible joints, maximise visual continuity in façades and interiors, high resistance, low maintenance and contemporary aesthetics.~~- Wooden carpentry, with coherent and elegant design throughout the home, from floors to ceilings: Doors, wardrobes and interior cladding made by manufacturers who collaborate on top-level international projects.~~- High Performance Windows: Minimalist opening systems with ultra-thin profiles (20 mm), maximising views and natural light. High thermal and acoustic insulation. Compatible with automation, integrated mosquito nets, curved formats, open corners, etc.~~- Taps and fittings: superior quality, innovative design, technological efficiency and sustainability.~~- Underfloor Heating and Cooling: Hybrid underfloor heating/cooling system, which offers thermal comfort superior to conventional air conditioning. ECODAN technology by Mitsubishi Electric, based on aerothermal energy. Double generator per home for maximum reliability. Domestic hot water (DHW) included.~~- Green Roofs: Ecological system of landscape integration that combines construction engineering and gardening techniques.

Specialised vegetation on roofs, terraces and semi-buried areas.~ Ambient lighting creating a warm and welcoming atmosphere.~ Domotics and Access Control: Integral intelligent system that manages all the spaces in the home through an intuitive digital platform. Control of lights, climate, blinds and access. Immediate alerts for water, smoke or intrusion. Remote access for deliveries or visits. Complete management from mobile phones, in real time and with maximum security. ~~This penthouse, consists of 330m2, including a panoramic terrace of 110m2 which can be accessed from every room in the property and provides uninterrupted views of the valley. They are distributed internally as follows:~~ 1 Master suite with dressing room and full bathroom~ 2 additional suites, each with its own bathroom.~ Spacious day area with fully equipped designer kitchen (high-end appliances), separate laundry room, living-dining room, and multipurpose space (library or chill-out).~To guarantee maximum comfort, the property includes:~ 3 private parking spaces in the same building~ 1 storage room~ Exclusive access to the gym and a private spa with panoramic views, ideal for relaxing at the end of the day.~~This development, with its modern and elegant design, is designed to offer maximum comfort, privacy and well-being in one of the most valued residential areas of the Principality. ESCALA is not just a home, it is a unique lifestyle in the heart of Andorra.

## property details

Spanishstate id:	<b>6237956</b>
reference::	<b>04412</b>
close to/ located:	<b>Escaldes-Engordany</b>
region:	<b>Escaldes-Engordany</b>
property type:	<b>apartment</b>
rooms:	<b>3</b>
property surface:	<b>330 m2</b>
surface plot:	<b>- m2</b>
price:	<b>€ 3.650.000</b>

## contact

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