

SPANISHESTATE

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apartment for sale Escaldes-Engordany, Escaldes-Engordany



Exclusive residential development located in the heart of EscaldesEngordany, just 500 meters from the Principality's economic and social center.~Situating in a prime location, the development boasts spectacular panoramic views over the Andorra and Escaldes valleys, as well as excellent orientation with yearround sunshine.~The project comprises an elegant 14story tower with 124 apartments, designed for comfort, functionality, and high energy efficiency.~The apartments feature large windows, spacious terraces, and contemporary architecture, creating bright and airy spaces that connect with the natural surroundings.~The development offers a variety of apartment types and sizes to suit different needs, all with a modern and functional layout.~The homes feature:~ Spacious covered terraces with large glazed surfaces~ Openplan kitchen, dining, and living areas~ Highperformance thermal and acoustic insulation~ Highend finishes~~The building boasts comprehensive communal areas designed for the wellbeing and enjoyment of its residents:~ Outdoor solarium with panoramic views~ Fully equipped gym~ Landscaped outdoor spaces~ Exclusive access for residents to Camí del Falgueró and Rec del Solà~In addition, the building offers a concierge service and elegant communal areas with sophisticated finishes.~~The building has been designed with highquality materials and modern construction solutions:~ Reinforced concrete structure with strategically placed metal elements~ Ventilated façade with a slatecolored ceramic finish~ High level of thermal insulation and energy efficiency~ The terraces feature nonslip, woodeffect porcelain tile flooring, metal railings, and decorative planters.~~The kitchens are open to the livingdining room and equipped with highend materials and appliances:~ Neolith, Silestone, or similar countertops~ Integrated BORA extractor fan~ Siemens or similar appliances: induction hob, oven, microwave, refrigerator, dishwasher~ Contemporary upper and lower cabinets with solid color and wood finishes~ Extendable faucets~~The bathrooms incorporate premium materials and a modern design:~ Highend ceramic wall tiles~ Wallhung vanity unit with integrated sink~ Hansgrohe or similar thermostatic faucets~ Glass shower enclosure~ Ultrathin shower tray~ Recessed rain shower~~The homes feature materials selected for durability and comfort:~~ Aluminum exterior joinery with thermal break, Schüco or similar~ Triple glazing with double air chamber~ Largeformat porcelain stoneware flooring (two finishes to choose from)~ Carré or similar builtin wardrobes Similar~ Armored entrance door~ Integrated LED lighting in several rooms~~The building incorporates modern systems to guarantee maximum comfort and efficiency:~ Centralized heating and hot water system connected to FEDA Ecoterm~ Underfloor heating throughout the

property~ Ducted air conditioning (except in bathrooms)~ Dualflow ventilation system with heat recovery~~The building has 4 floors dedicated to parking and storage, with automatic access.~~Preinstallation for electric vehicle charging~~A unique development in EscaldesEngordany that combines location, views, construction quality, and complete communal areas.~Gali Real Estate at your service.

property details

Spanishestate id:	6377623
reference::	05094
close to/ located:	Escaldes-Engordany
region:	Escaldes-Engordany
property type:	apartment
rooms:	3
property surface:	131 m2
surface plot:	- m2
price:	€ 810.000

contact

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