

## apartment for sale Urbanitzacio Calders-Escaldes, Alt Camp



Exclusive residential development located in the heart of Escaldes-Engordany, 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 year-round sunshine.~The project comprises an elegant 14-story 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~ Open-plan kitchen, dining, and living areas~ High-performance thermal and acoustic insulation~ High-end finishes~The building boasts comprehensive communal areas designed for the well-being 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 high-quality materials and modern construction solutions:~ Reinforced concrete structure with strategically placed metal elements~ Ventilated façade with a slate-colored ceramic finish~ High level of thermal insulation and energy efficiency~ The terraces feature non-slip, wood-effect porcelain tile flooring, metal railings, and decorative planters.~The kitchens are open to the living-dining room and equipped with high-end 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:~ High-end ceramic wall tiles~ Wall-hung vanity unit with integrated sink~ Hansgrohe or similar thermostatic faucets~ Glass shower enclosure~ Ultra-thin 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~ Large-format porcelain stoneware flooring (two finishes to choose from)~ Carré or similar built-in 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)~- Dual-flow ventilation system with heat recovery~~The building has 4 floors dedicated to parking and storage, with automatic access.~~Pre-installation for electric vehicle charging~~A unique development in Escaldes-Engordany that combines location, views, construction quality, and complete communal areas.~Gali Real Estate at your service.

## property details

|                    |   |
|--------------------|---|
| Spanishstate id:   | <b>6369892</b>                            |
| reference::        | <b>04999</b>                              |
| close to/ located: | <b>Urbanitzacio Calders-<br/>Escaldes</b> |
| region:            | <b>Alt Camp</b>                           |
| property type:     | <b>apartment</b>                          |
| rooms:             | <b>3</b>                                  |
| property surface:  | <b>158 m2</b>                             |
| surface plot:      | <b>- m2</b>                               |
| price:             | <b>€ 1.261.000</b>                        |

## contact

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|--------------------|--------------------------|
| real estate agent: | <b>Immobiliaria Gali</b> |
| name:              | <b>not available</b>     |
| spreekt:           | <b>not available</b>     |
| telefoon:          | <b>+376631700</b>        |