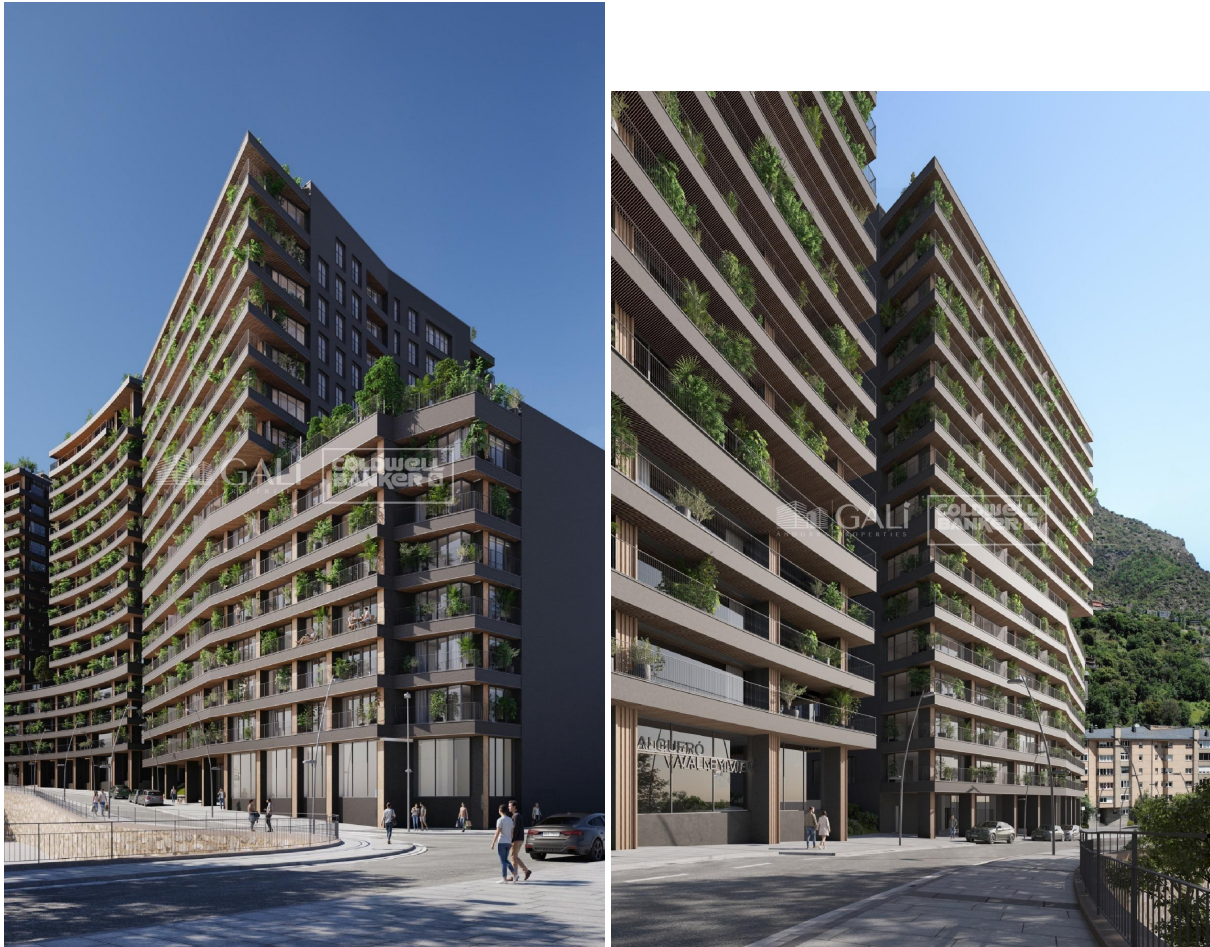


## apartment for sale Urbanitzacio Calders-Escaldes, Alt Camp



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

|                    |   |
|--------------------|---|
| Spanishestate id:  | <b>6369914</b>                            |
| reference::        | <b>05062</b>                              |
| close to/ located: | <b>Urbanitzacio Calders-<br/>Escaldes</b> |
| region:            | <b>Alt Camp</b>                           |
| property type:     | <b>apartment</b>                          |
| rooms:             | <b>2</b>                                  |
| property surface:  | <b>87 m2</b>                              |
| surface plot:      | <b>- m2</b>                               |
| price:             | <b>€ 710.000</b>                          |

## contact

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