

commercial premise for sale Escaldes-Engordany, Escaldes-Engordany



Exclusive residential development located in the heart of Escaldes-Engordany, just 500 meters from the Principality's economic and social center.~Situated 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: **6372269**
reference:: **05085**
close to/ located: **Escaldes-Engordany**
region: **Escaldes-Engordany**
property type: **commercial premise**
rooms: **not available**
property surface: **410 m2**
surface plot: **- m2**
price: **€ 2.000.000**

contact

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