

## duplex for sale Escaldes-Engordany, Escaldes-Engordany



Exclusive apartment in a new development in the heart of Escaldes-Engordany, just 500 meters from the Principality's economic and social center.~~This duplex apartment offers 241 m2 of living space plus a 208 m2 terrace. It features four double bedrooms, two of which are en-suite, while the other two share a bathroom. All bedrooms have built-in wardrobes and access to the terrace. There is an open-plan kitchen/dining area and a laundry room.~~Located in a unique setting, these apartments boast spectacular panoramic views over the Andorra Valley and Escaldes, and enjoy year-round sunshine.~~The second building, now available, has 15 floors and comprises 55 apartments ranging from one to six bedrooms. All rooms are exterior-facing, with wraparound terraces.~~You will find apartments of various types and sizes, all bright and functional, with modern design and high-end finishes.~~This development boasts fantastic communal areas with a heated indoor pool, gym, landscaped gardens, and a solarium (for the exclusive use of residents). Residents will also enjoy direct, exclusive access to the Falgueró path and the Rec del Solà irrigation canal.~~Regarding the FINISHES AND QUALITY of the homes, we would highlight:~~ Aluminum exterior joinery with thermal break, Schuco type or similar.~~ Triple-glazed windows with double air chambers, adapted to energy efficiency requirements.~~ Porcelain tile flooring, with two finish options for the client to choose from.~~ Built-in wardrobes by Carré brand or similar.~~ Open-plan kitchens with Neolith, Silestone, or similar countertops, equipped with a "BORA" type surface extractor integrated into the cooktop, induction hob, oven, microwave, refrigerator, and dishwasher by Siemens or similar. Upper and lower cabinets by Santos brand or similar, combining solid colors with a wood-effect finish. Extendable faucet.~~ BATHROOMS with walls clad in premium ceramic tiles. Equipped with a vanity unit with drawer and inset sink. Hansgrohe or similar regulating faucets, glass shower screen, and mirror. Inset rain shower.~~ HEATING AND AIR RENEWAL:~~\* Centralized domestic hot water and heating system connected to FEDA ECOTERM.~~\* Underfloor heating system throughout the home.~~\* Cooling and air conditioning throughout the home, except in bathrooms, via air ducts integrated into the suspended ceiling with supply and exhaust.~~\* Air renewal with a dual-flow system using compact units with heat recovery by Siber or similar. Individual unit for each home.~~ ELECTRICAL INSTALLATION:~~\* Recessed spotlights in the suspended ceiling in bathrooms, laundry room, and kitchen.~~\* LED strip lighting in the hallway and other rooms. \* Home automation: climate control system for the home.~~Parking spaces and storage units are available for purchase in the same building.~~Please feel free to contact us with any questions or for further information.

**property details**

**contact**

Spanishstate id: **6344351**  
reference:: **04905**  
close to/ located: **Escaldes-Engordany**  
region: **Escaldes-Engordany**  
property type: **duplex**  
rooms: **4**  
property surface: **241 m2**  
surface plot: **- m2**  
price: **€ 3.720.000**

real estate agent: **Immobilieria Gali**  
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