

REF.:5802

Andorra | Sotheby's  
INTERNATIONAL REALTY

# Luxurious newly built villa to buy in Sispony

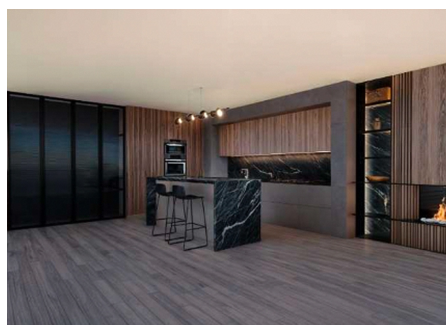
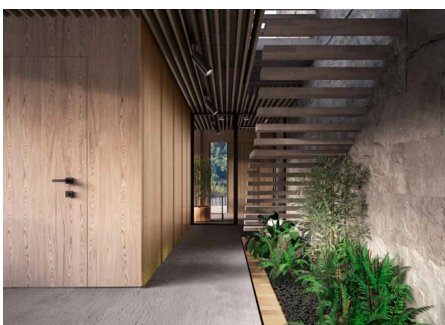
Andorra - Sispony

Superficie	Habitaciones	Baños	Precio
<b>855 m<sup>2</sup></b>	<b>5</b>	<b>4</b>	<b>3.894.000 €</b>

Contáctenos para recibir más información o solicitar una visita

+376 872 222

info@sir.ad



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This magnificent new-build luxury villa, currently under construction, is located in the prestigious residential area of Sispony, in La Massana. Its location offers a privileged position to enjoy the sun throughout the year, providing a bright and pleasant environment in every corner. With a constructed area of 855 m<sup>2</sup> distributed over 5 floors, this independent villa has an exceptional distribution. In the basement, located at street level, there is the access to the house, a spacious garage with capacity for 6 vehicles, a professional office with independent access and a toilet, a large space for a storage room, and an elegant entrance hall. entrance that gives access to the elevator and the stairs that lead to the upper floors. The semi-basement floor houses a gym area with a heated pool and hydromassage, two guest rooms, a complete bathroom, laundry room and a large multipurpose room ideal for a cinema room or games room. From here there is access to the solarium terrace, perfect for enjoying the outdoors. On the ground floor, there is a completely open space with a living-dining room and an integrated modern-design kitchen. There is also a courtesy toilet, access to the terrace and outdoor garden, as well as a cozy fireplace. The first floor consists of two impressive suite-type rooms with a full bathroom and a large dressing room, both with access to an outdoor terrace on the main façade. And on the upper floor, there is an exceptional master suite with large windows, a large dressing room, a full bathroom and magnificent views of the valley. This exclusive and functional property has high quality finishes and is located in a quiet area but close to all the services that La Massana and the center of Andorra offer. There is the possibility of adapting the finishes and the distribution according to the needs of the new owner until September 2023. The expected delivery date is August 2024.

## Características

- ✓ Hammam
- ✓ Parquet
- ✓ Domotica
- ✓ Edificable
- ✓ Assolellat
- ✓ Jardí
- ✓ Vistes a la muntanya
- ✓ Traster
- ✓ Office
- ✓ sòl radiant
- ✓ Safareig
- ✓ Gimnàs
- ✓ Terrassa
- ✓ Piscina
- ✓ Llar de foc
- ✓ Triple vidre
- ✓ Llar de foc
- ✓ Despatx
- ✓ Armari encastats
- ✓ Parking
- ✓ Ascensor
- ✓ Zona verda



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