

REF.:5815

Andorra | Sotheby's  
INTERNATIONAL REALTY

## Exclusive newly built villa to buy in Ordino

Andorra - Ordino

Superficie	Habitaciones	Baños	Precio
<b>706 m<sup>2</sup></b>	<b>5</b>	<b>5</b>	<b>6.233.360 €</b>

Contáctenos para recibir más información o solicitar una visita

+376 872 222

info@sir.ad



# Exclusive newly built villa to buy in Ordino

Andorra - Ordino

Superficie	Habitaciones	Baños	Precio
<b>706 m<sup>2</sup></b>	<b>5</b>	<b>5</b>	<b>6.233.360 €</b>

**Contáctenos para recibir más información o solicitar una visita**

+376 872 222  
info@sir.ad

Exclusive chalet for sale in the charming village of Ordino, the first destination in the Principality of Andorra designated as a Biosphere Reserve. This sensational property is part of a new development that stands out for its privileged location as well as its luxurious design, conceived by the prestigious architectural firm Rafael De la-Hoz Arquitectes. This newly built property has approximately 669 m<sup>2</sup> of constructed area, which includes multiple terraces optimally oriented to provide maximum exposure to natural light and to enjoy the magnificent views of Ordino and its valleys. The ground floor is dedicated to relaxation, featuring a spa area and gym, as well as a cinema room. This floor also includes two double en suite bedrooms with full bathrooms, a guest toilet, and a storage area, in addition to a spacious terrace. The first floor continues the resting area, with two en suite bedrooms with full bathrooms, and the property's master suite, with a dressing room and full bathroom. All bedrooms have access to the terrace. The second floor is laid out with a large kitchen with a central island, equipped with the latest technologies and open to a cozy dining area with access to the terrace. This area also includes a living room and a library, both spaces also with access to the terrace, a guest toilet, and a laundry area. On the top floor, with sloped ceilings, there is a functional office. The property has 8 parking spaces of 11.5 m<sup>2</sup> each, totaling approximately 706 m<sup>2</sup> of parking area. The finishes are elegant and of the highest quality, and the property's design combines modern elements, such as large windows, with classic Andorran architecture in stone and wood, to integrate seamlessly into the surroundings and maintain the essence of the country.

## Características

- ✓ Triple vidre
- ✓ Llar de foc
- ✓ Càmeres de seguretat
- ✓ Ascensor adaptat cadira de rodes
- ✓ Assolellat
- ✓ Parquet
- ✓ Domotica
- ✓ Safareig
- ✓ Piscina comunitària
- ✓ Cuina tipus office
- ✓ Zona de fitness comunitària dotada amb equipament
- ✓ Ascensor
- ✓ Transport públic aprop
- ✓ Traster
- ✓ sòl radiant
- ✓ Spa comunitari amb piscines i jacuzzi
- ✓ Despatx
- ✓ Armaris encastats
- ✓ Finestres Abatents
- ✓ Terrassa
- ✓ Alarma
- ✓ Llar de foc
- ✓ Electrodomestics

REF.:5815

Andorra | Sotheby's  
INTERNATIONAL REALTY

# Exclusive newly built villa to buy in Ordino

Andorra - Ordino

Superficie	Habitaciones	Baños	Precio
<b>706 m<sup>2</sup></b>	<b>5</b>	<b>5</b>	<b>6.233.360 €</b>

Contáctenos para recibir más información o solicitar una visita

+376 872 222

info@sir.ad



Sotheby's International Realty® is a registered trademark licensed to Sotheby's International Realty Affiliates LLC. Each Sotheby's International Realty® office is independently owned and operated.

Andorra Sotheby's International Realty  
Calle Santa Anna, 14 AD700 Escaldes-Engordany Principado de Andorra  
Tel: +376 872 222 · Email: info@sir.ad

[www.andorra-sothebysrealty.com](http://www.andorra-sothebysrealty.com)