

REF.:5886

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# Single-family house of Obra Nova in Juberri

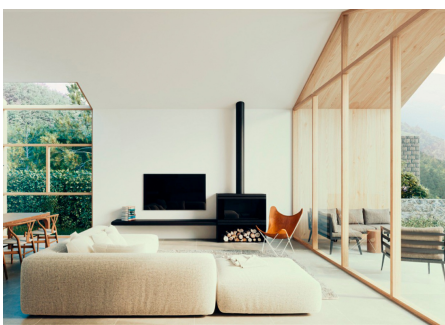
Andorra - Juberri

Superficie	Habitaciones	Baños	Precio
240 m <sup>2</sup>	4	3	1.275.000 €

Contáctenos para recibir más información o solicitar una visita

+376 872 222

info@sir.ad



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In the charming village of Juberrí, in a residential area, we have this beautiful newly built villa to buy. 4 km away is the Naturland adventure park and 5 km away in the opposite direction is the University of Andorra and the center of Sant Julià de Lòria with all the necessary services. The house sits on a plot of land of 400m<sup>2</sup>, and has a constructed area of 240m<sup>2</sup> divided into 2 floors, distributed as follows: Ground floor: next to the main entrance or hall, the parking area with capacity for 3 vehicles, 1 in a closed box and the other two outside inside the property. The kitchen is integrated into the dining room, the fully equipped kitchen, with lots of storage space, and the living room with fireplace, and access to the terrace of about 14m<sup>2</sup>. There is also a double bedroom and a full bathroom. On the -1st floor, there is the rest area with the master suite with bathroom and dressing room, a double bedroom and 1 single. These share a full bathroom and the laundry area is also on this floor. All rooms have built-in wardrobes, and have access to the garden where you can enjoy the sun and the spectacular views. With a west orientation, the chalet has a lot of natural light and sun most of the day, whether in one part of the house or another. From any point of the house you can appreciate impressive panoramas of the Sant Julià de Lòria valley. Extraordinary villa to buy in a privileged residential area of Juberrí, with a spacious private garden.

## Características

- ✓ sòl radiant
- ✓ Amaris encastrats
- ✓ Terrassa
- ✓ Jardí
- ✓ Zona verda
- ✓ Electrodomestics
- ✓ Safareig
- ✓ Assolellat
- ✓ Calefacció
- ✓ Vistes a la muntanya
- ✓ Aigua calenta
- ✓ Parquet
- ✓ Visibilitat
- ✓ Parket ceràmic
- ✓ Parking
- ✓ Llar de foc
- ✓ Traster
- ✓ Triple vidre



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Habitatge unifamiliar amb jardí, 4 habitacions, 3 banys, ampla terrassa, garatge interior i dos places d'aparcament exterior.

#### Superfícies útils

Planta Bona	14,85
Apparcament	27,20
Habitador	55,86
Sofa/Guàrd/	14,28
Menjador	4,60
Habitació 1	4,60
Bany 1	4,60
Terrassa	14,56

#### Planta jardí

Quadrà d'edificació	4,99
Habitació 2	18,07
Habitació 3	18,29
Habitació 4	16,03
Bany 2	5,98
Bany 3	3,90
Sofa/seg	9,23
TOTAL	180,84

#### Superfícies globals

Construcció	147,56
Planta Bona	105,59
Jardí	225,58
Apparcament	48,66



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