

REF.:5980

Andorra | Sotheby's  
INTERNATIONAL REALTY

## Chalet under construction in Aubinyà, Sant Julià de Lòria

Andorra - Aubinyà

Superficie	Habitaciones	Baños	Precio
<b>335 m<sup>2</sup></b>	<b>4</b>	<b>3</b>	<b>1.544.100 €</b>

Contáctenos para recibir más  
información o solicitar una visita

+376 872 222

info@sir.ad



# Chalet under construction in Aubinyà, Sant Julià de Lòria

Andorra - Aubinyà

Superficie	Habitaciones	Baños	Precio
<b>335 m<sup>2</sup></b>	<b>4</b>	<b>3</b>	<b>1.544.100 €</b>

**Contáctenos para recibir más  
información o solicitar una visita** +376 872 222 info@sir.ad

This magnificent villa, under construction, is located in the prestigious residential area of Aubinyà, in Sant Julià de Lòria. Its location offers a privileged position to enjoy the sun throughout the year, providing a bright and pleasant environment in every corner. With a built area of 335 m<sup>2</sup> on a plot of 355 m<sup>2</sup>, this independent villa will consist of three floors, with a terrace of 63 m<sup>2</sup>. On the ground floor of 95 m<sup>2</sup> there will be the day area, with the kitchen open to the large living-dining room that will give access to the terrace. On this floor we will also find a courtesy service, with the staircase and the elevator that connect all the floors. The 1st floor is intended for the night area with a suite with dressing room, and two double bedrooms which will share a full bathroom. The semi-basement plant will be divided into 2 zones due to the different level of the land that has been used. One of them, habitable, is where we will find a second suite, and the laundry room. The rest of the floor is for a garage for 3 cars, which has access to the house by stairs, since it is on a higher level. The house will have high-quality finishes, among others triple-glazed windows, the bedrooms will have motorized blinds, parquet floors and bathrooms with porcelain stoneware, pre-installation of home automation, underfloor heating throughout the house, and pellet stove in the living room. Its location in a quiet area but close to all the services that Sant Julià and the center of Andorra offer, make this project very interesting for families who want to find an exclusive place with quality of life. The expected delivery date is the end of 2024.

## Características

- ✓ Triple vidre
- ✓ Domotica
- ✓ Assolellat
- ✓ Parking
- ✓ Zona verda
- ✓ Parquet
- ✓ Safareig
- ✓ Parket ceràmic
- ✓ Ascensor
- ✓ Llar de foc
- ✓ sòl radiant
- ✓ Armaris encastrats
- ✓ Terrassa
- ✓ Vistes a la muntanya

REF.:5980

Andorra | Sotheby's  
INTERNATIONAL REALTY

# Chalet under construction in Aubinyà, Sant Julià de Lòria

Andorra - Aubinyà

Superficie	Habitaciones	Baños	Precio
<b>335 m<sup>2</sup></b>	<b>4</b>	<b>3</b>	<b>1.544.100 €</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)