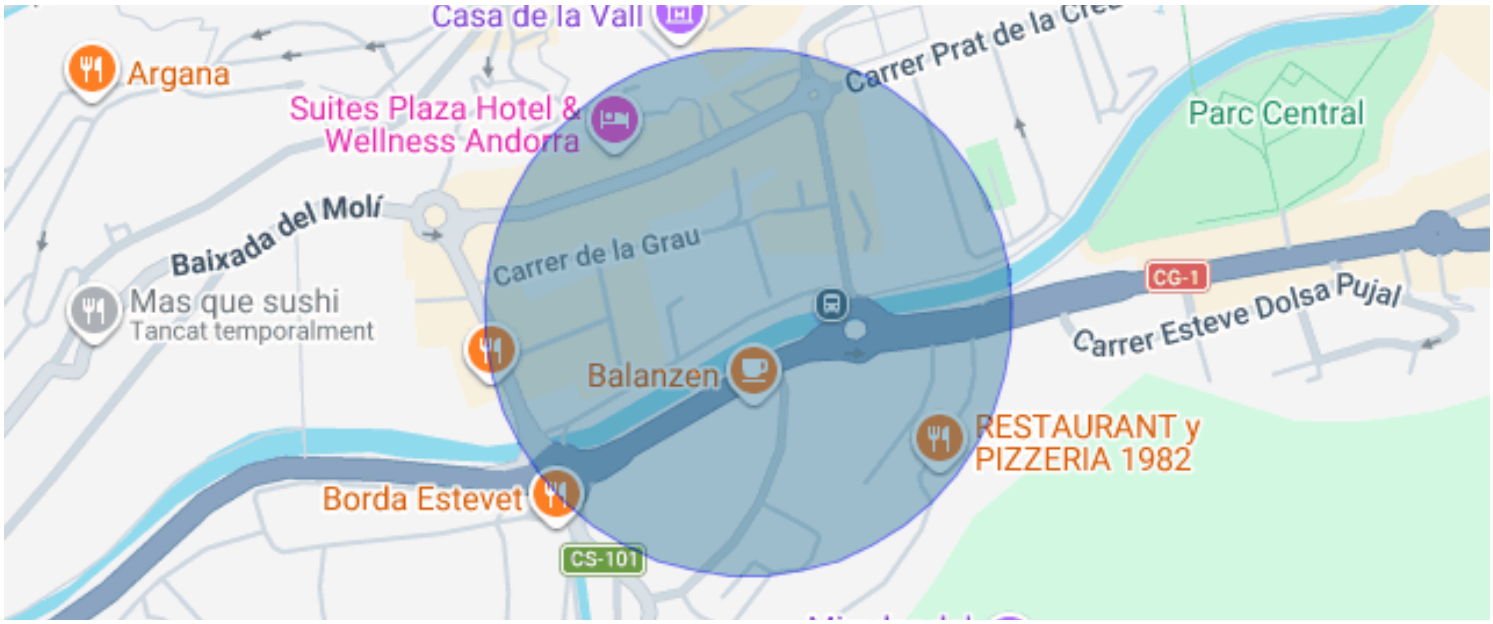


CONTEMPORARY NEW-BUILD APARTMENT WITH 3 BEDROOMS IN CENTRAL ANDORRA LA VELLA

Andorra la Vella / Andorra la Vella

Price	€1,270,000
Sur. built	106 m²
Sur. util	105 m²
Bedrooms	3
Bathrooms	2
Energy classification	A
Emissions rating	Exempt
Year of construction	2027
Floor	11
Actual floor	11

- ✓ Air conditioning
- ✓ Storage
- ✓ Parking
- ✓ Balcony
- ✓ Outside
- ✓ Mountain views
- ✓ Lift
- ✓ Concierge
- ✓ Built in closets



Andorra la Vella / Andorra la Vella

Durán Carasso Andorra is pleased to present this exceptional new-build apartment within the CINC ESTRELLES residential development, ideally located in the heart of Andorra la Vella. An excellent opportunity to enjoy contemporary living, quality finishes and a prime location with all essential services and everyday amenities within easy reach.

Offering a total built area of 105.88 m², the apartment features a thoughtfully designed layout that maximises the available space while allowing plenty of natural light to flow throughout the interiors.

The living area comprises a spacious open-plan living and dining room with an integrated kitchen, creating a modern and welcoming atmosphere, perfect for both everyday living and entertaining family and friends. This space opens directly onto a pleasant private terrace, providing an inviting outdoor area.

The sleeping quarters include three bedrooms, with the principal bedroom designed as a suite featuring its own private bathroom. The two additional bedrooms offer versatile spaces, ideal for family members, guests or a dedicated home office. A second bathroom and an additional balcony complete the layout.

The apartment benefits from carefully selected materials and fittings, combining comfort, functionality and contemporary design. Features include porcelain stoneware flooring, double-glazed exterior windows with thermal and acoustic insulation, and bathrooms fitted with quality sanitary ware and fixtures.

The climate control system is designed around energy-efficient aerothermal technology, incorporating underfloor heating and a cooling system combining radiant floor cooling and fan-coil air conditioning in the living and dining area, ensuring year-round comfort.

The development also incorporates modern facilities, including an electronic video intercom system, LED lighting in communal areas and pre-installation for electric vehicle charging.

Situated in a central area of Andorra la Vella, the property offers convenient access to shops, schools, restaurants, public transport and a wide range of everyday services, combining the advantages of city-centre living with the comfort of a modern residential development.
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The data of each property is not part of an offer or a contract. Statements made by Durán Carasso Grupo Inmobiliario, verbally or in writing, regarding the property, its condition, or its value, should not be considered accurate or factual. The photographs only show specific parts of the property as they were at the time they were taken. The dimensions, areas, and distances provided are approximate and should be verified by the client. Computer-generated images are only an indication of the possible appearance of the property and may change at any time. Information regarding a property is subject to change at any time.

Contact us if you want more information or to arrange a viewing.

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