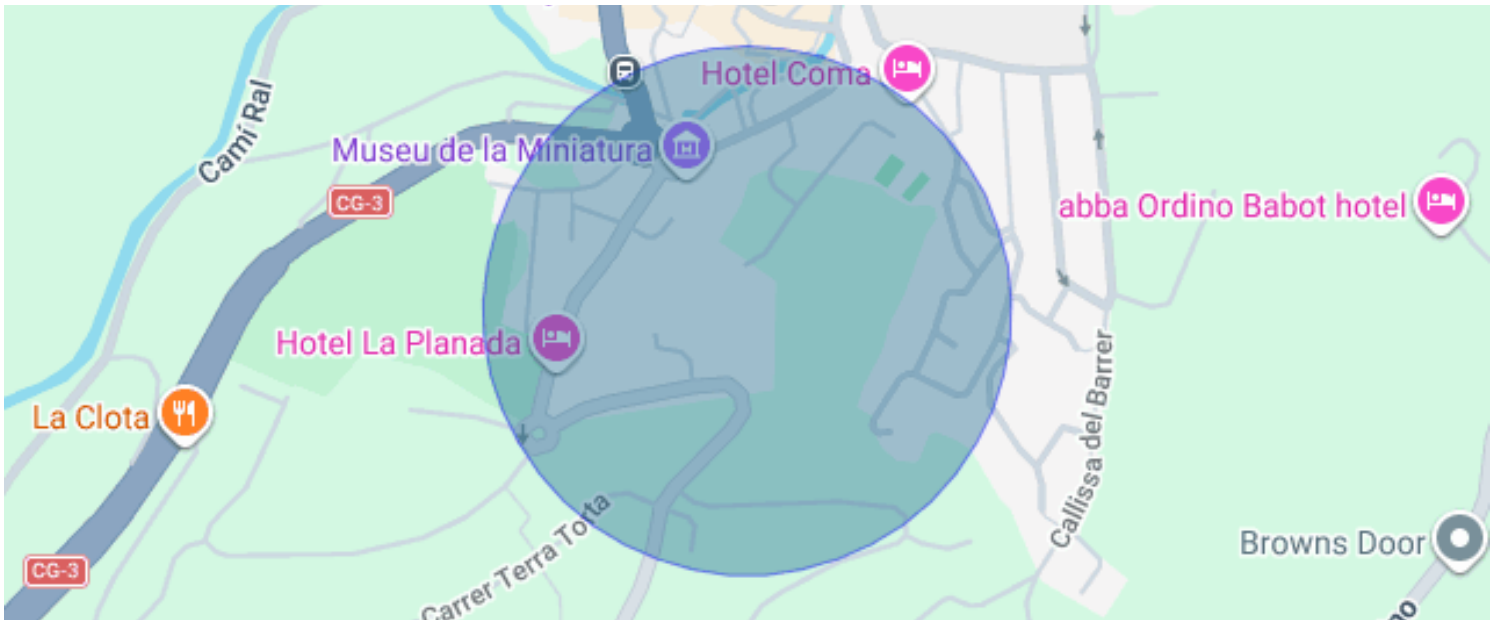
Durán Carasso
GRUPO INMOBILIARIO



NEW-BUILD APARTMENTS FOR SALE WITH SPA IN COLL D'ORDINO, ANDORRA

Coll d'Ordino / Ordino

Price from	€489,645
Surface	63 m² - 101 m²
Units	6



Coll d’Ordino / Ordino

Ordino Prestige brings together 37 new-build homes in Coll d'Ordino, at an altitude of 1,300 metres, with a residents' spa, gardens and views over the valley.

The development is spread across three buildings that step down with the slope of the land around a communal garden, and every home faces the valley. The village centre is a few minutes' walk away and Andorra la Vella about 15 minutes away.

There are two-bedroom homes of 57 to 91 m² built, with one or two bathrooms, and three-bedroom homes of 92 to 167 m², two of which also include a study. Ground-floor homes open onto terraces over the garden, some of them over 100 m². On the upper floors, wind-sheltered corner balconies let you enjoy the outdoors in every season.

Local stone, timber and pitched natural-slate roofs shape a contemporary mountain architecture. Inside, large glazed walls, wood-finish flooring and, on the top floors, exposed timber beams and ceilings.

Comfort starts with the building envelope: triple glazing, thermally broken aluminium frames and continuous rock-wool insulation. Underfloor heating with heat-pump cooling, and motorised shutters in the bedrooms. Kitchens are delivered fitted with hob, oven, microwave, fridge and dishwasher, with a central island where the layout allows.

Below ground, residents have a spa with a wellness pool, an equipped gym and a meeting and co-working room. The complex also has a two-level underground car park and storage rooms.

Launch prices: two bedrooms from €443,998, three bedrooms from €711,373 and three bedrooms with study from €970,610. Prices refer to the home only and exclude IGI (4.5%). Parking spaces (€35,000) and storage rooms are sold separately. Prices are subject to availability and non-binding until the reservation contract is signed (€25,000). Payment schedule: 25% on signing the private contract, 25% on completion of the structure and 50% on signing the title deed.

Construction is expected to start in January 2027, with handover in 2028, according to an indicative schedule. Non-resident buyers require prior authorisation from the Government of Andorra and pay a foreign investment tax (6% on a first property). Computer-generated images; layouts are indicative and non-contractual.
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Units in this development

Type	Unit	Surface	Terrace	Bedrooms	Bathrooms	Price	State
Flat	A0.1	$m^2$91	$m^2$80	2	2	€742,933	Available
Flat	A2.2	$m^2$99	-	3	2	€765,778	Available
Flat	B1.3	$m^2$81	$m^2$6	2	2	€628,913	Available
Flat	B3.4	$m^2$99	$m^2$8	3	2	€768,568	Available
Flat	C1.2	$m^2$63	$m^2$2	2	1	€489,645	Available
Flat	C2.1	$m^2$102	$m^2$5	3	2	€787,943	Available

















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

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