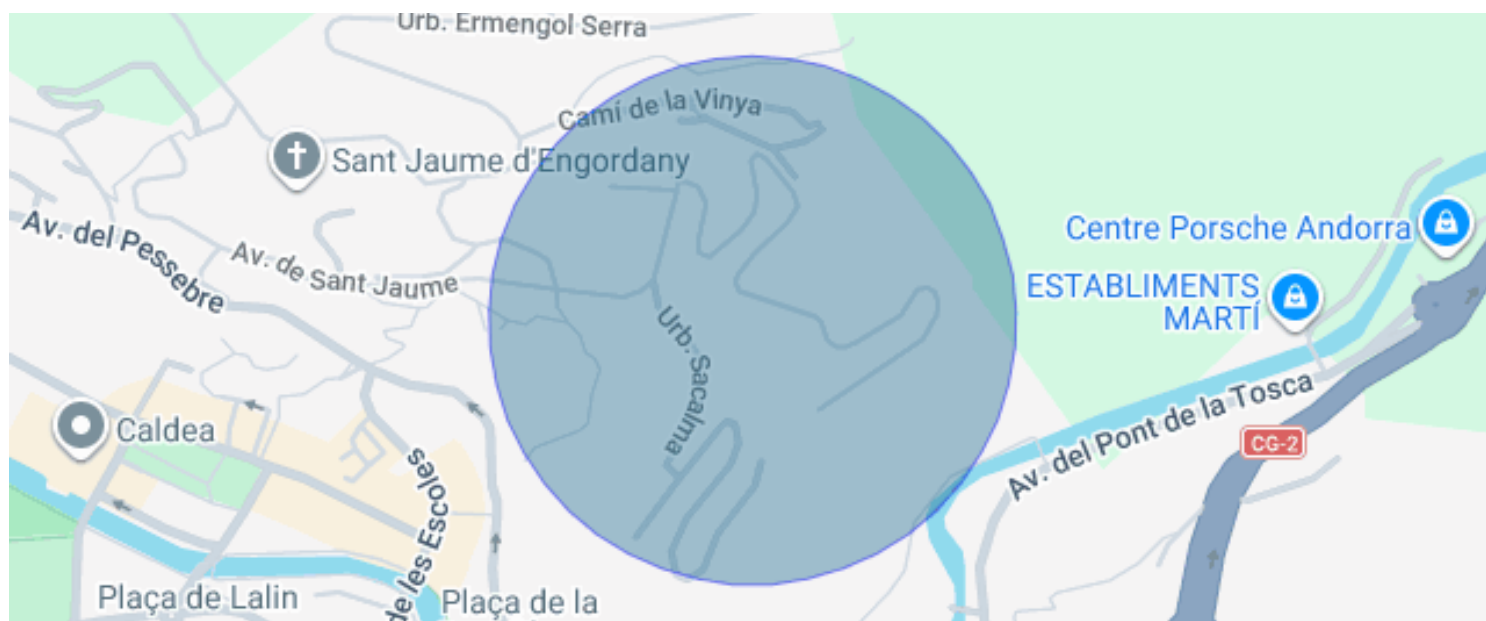




## APARTMENT FOR SALE: SPACIOUS AND BRIGHT IN ESCALDES-ENGORDANY

Les Escaldes / Escaldes - Engordany

<b>Price</b>	<b>€1,490,000</b>	✓ Air conditioning	✓ Pets
Sur. built	147 m <sup>2</sup>	✓ Heating	✓ Mountain views
Sur. util	147 m <sup>2</sup>	✓ Storage	✓ Lift
Bedrooms	3	✓ Parking	✓ Built in closets
Bathrooms	3		
Energy classification	Pending		
Emissions rating	Pending		
Floor	1		



## Les Escaldes / Escaldes - Engordany

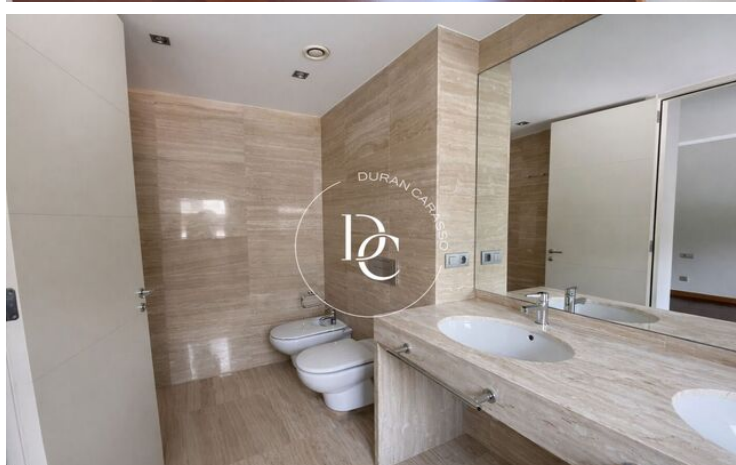
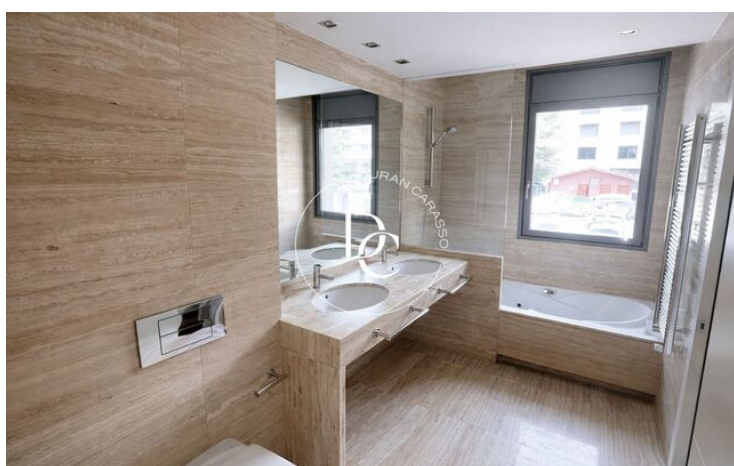
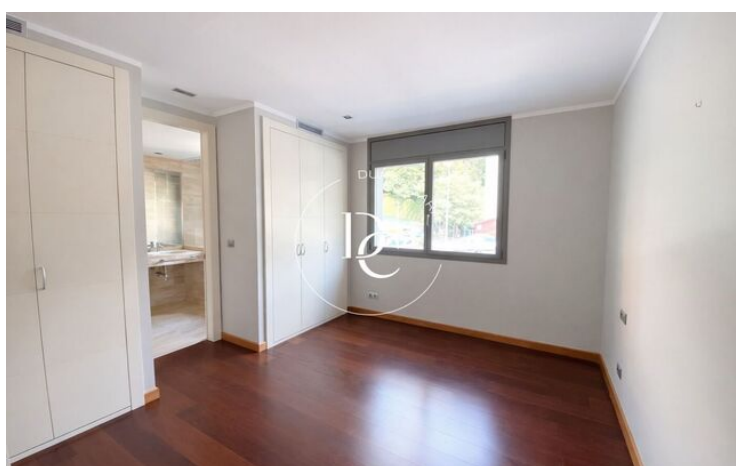
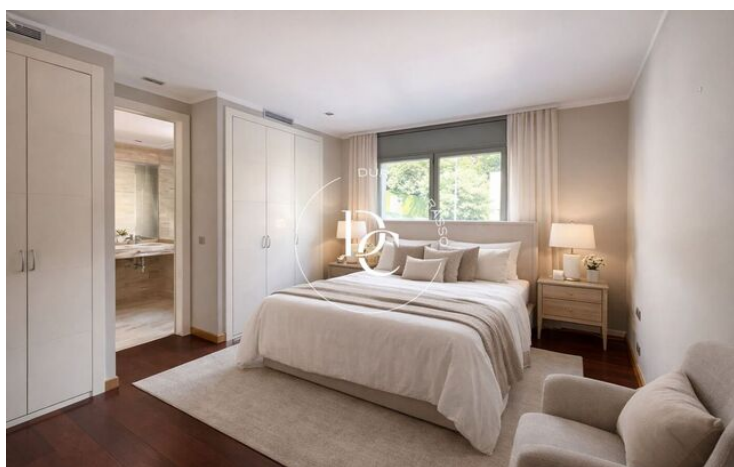
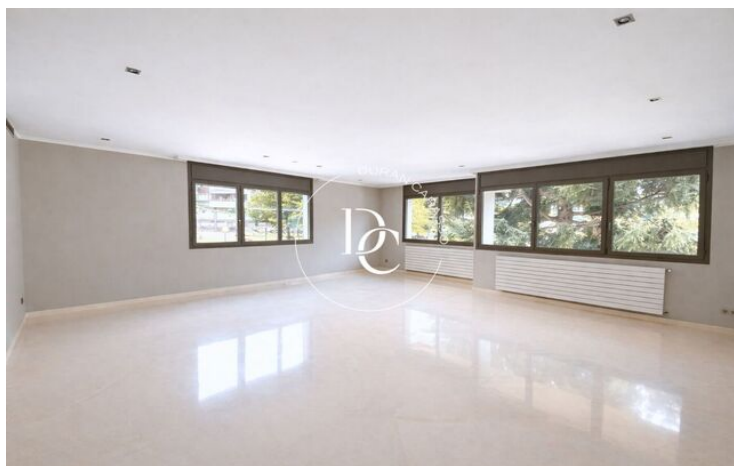
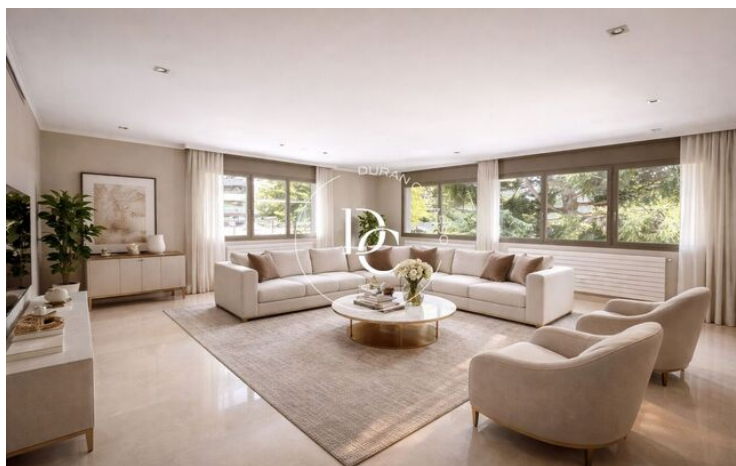
Magnificent apartment for sale located in the parish of Escaldes-Engordany, one of the most dynamic and desirable areas in Andorra. The property enjoys a very central location, close to the hospital and within walking distance of all services, shops and restaurants. It is also only one minute from Avenida Carlemany, one of the country's main pedestrian and commercial streets.

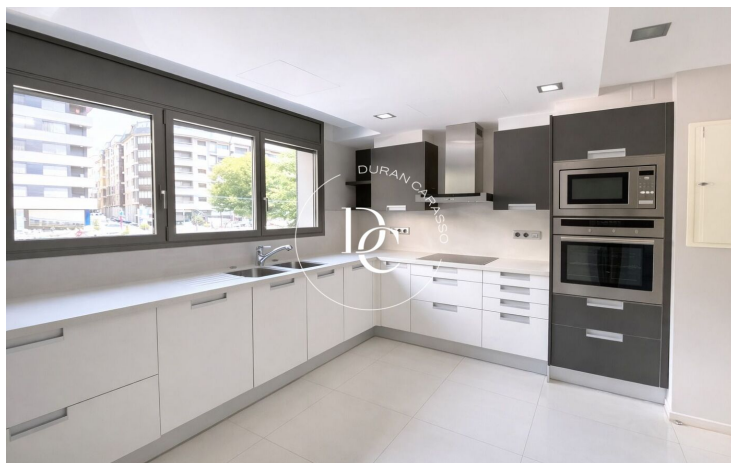
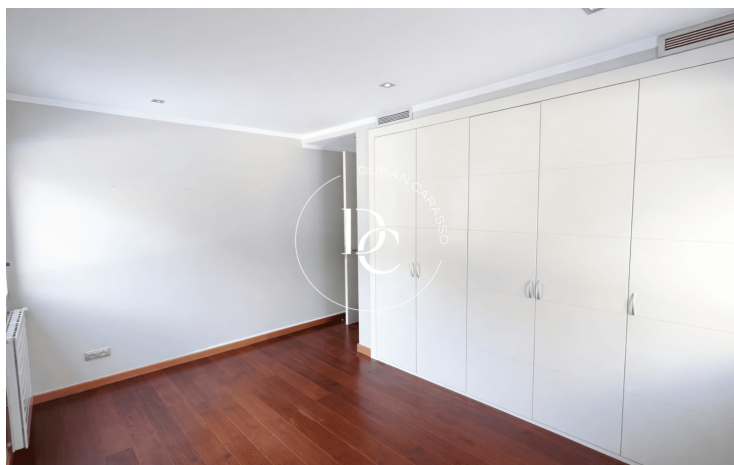
This spacious and bright apartment stands out thanks to its excellent sun exposure throughout the day, creating a warm and welcoming atmosphere. It features 3 bedrooms with built-in wardrobes, two of them double and one suite, ideal for comfort and privacy. The property also offers 2 full bathrooms finished with marble and natural stone.

The Italian-design fully equipped kitchen is modern and functional, with high-end appliances including an American double-door fridge and freezer, induction hob, oven, microwave and stainless-steel extractor hood. The living-dining room is large and inviting, with big windows that allow plenty of natural light and create a wonderful feeling of space.

The floors are made of stone with underfloor heating, while the bedrooms have parquet flooring for additional comfort. The apartment also includes air conditioning in all rooms and a complete home automation system, with alarm connection, remote control of heating and air conditioning via phone, water and smoke sensors, as well as electric shutters with remote control.

The property also includes two parking spaces and a storage room, adding even more convenience.





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.