

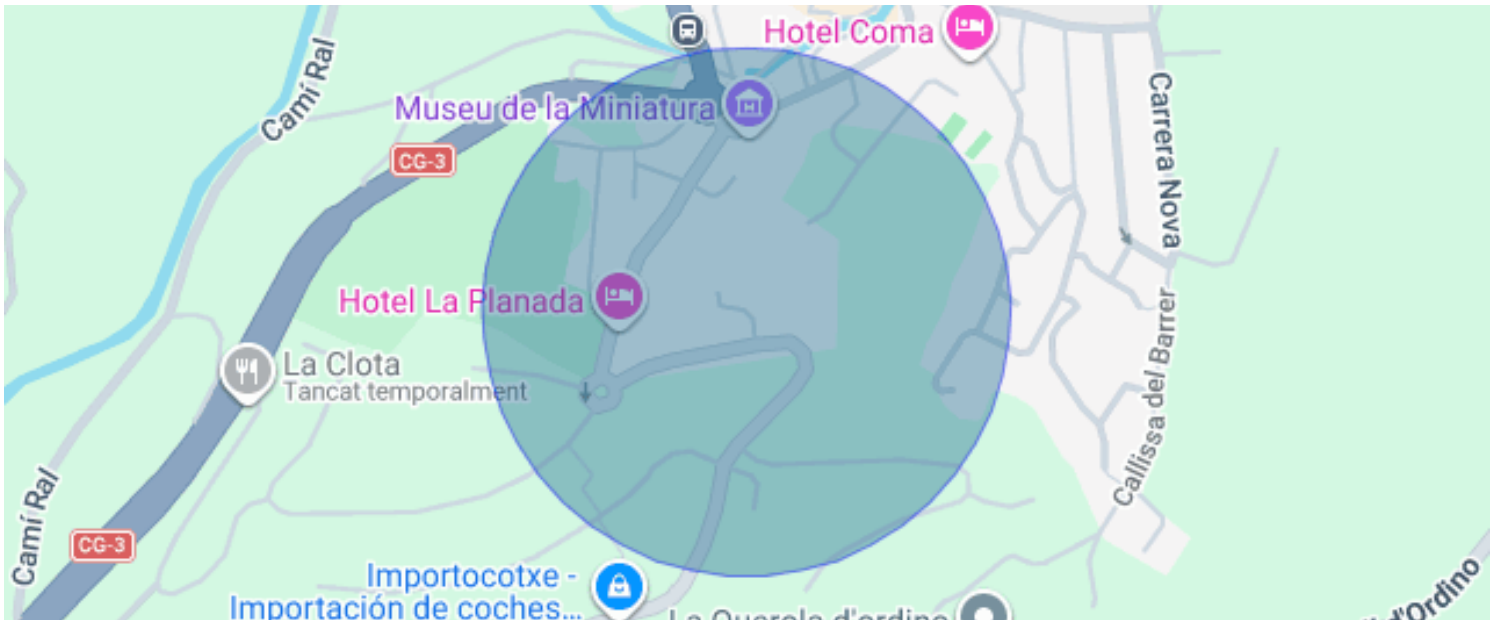

# TERRES DE NICOLAU - PLOT NO. 37 WITH TURNKEY PROJECT

## Ordino Pueblo / Ordino

**PRICE UPON REQUEST**

| | |
|---|---|
| Units | 0 |

- ✓ Heating
- ✓ Backyard
- ✓ Parking
- ✓ Balcony
- ✓ Outside
- ✓ Views
- ✓ Storage
- ✓ Terrace
- ✓ Built in closets




## Ordino Pueblo / Ordino

Plot with a house project for sale in Ordino, Andorra.

The property has a total built area of 425.31 m² and has been designed to satisfy even the most demanding tastes. Its interior spaces are conceived to offer maximum comfort and functionality, set within an unrivalled natural environment.

On the basement level there is a spacious 95.27 m² garage, together with an 8.15 m² utility room and the stairwell/distribution area. From here you reach the ground floor, where a striking open-plan living, dining and kitchen area of 66.24 m² forms the heart of the home. This floor also includes a double bedroom with its own bathroom and an 8.91 m² covered porch that opens directly onto the private garden.

On the first floor you'll find the master bedroom, with a private 9.96 m² dressing room, an 11.86 m² en-suite bathroom, and its own 9.26 m² terrace with privileged views. Two further 12.50 m² bedrooms complete this floor, sharing a second bathroom.

This home is part of the exclusive Terres de Nicolau development, an oasis of peace surrounded by forests and mountains. This chalet is more than a home: it's an investment in the future. Its prime location in one of Andorra's most prestigious areas, combined with high-quality construction, guarantees sustained and growing value over the years.

Discover your future in paradise, at Terres de Nicolau. Contact us today to visit this magnificent property and turn your dream of living in one of Andorra's most exclusive locations into reality.

Durán Carasso
GRUPO INMOBILIARIO

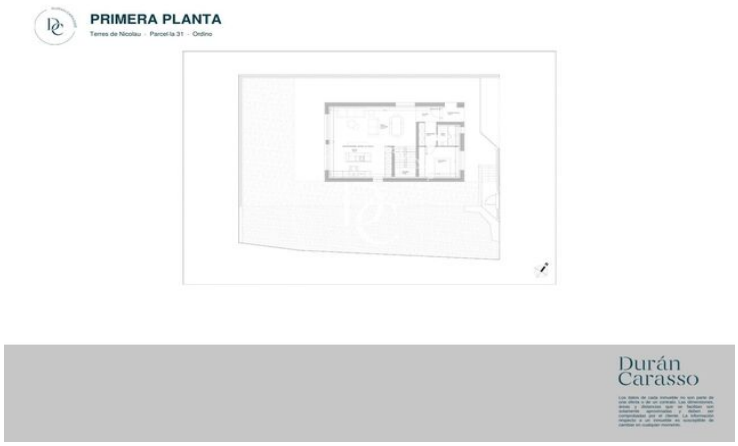


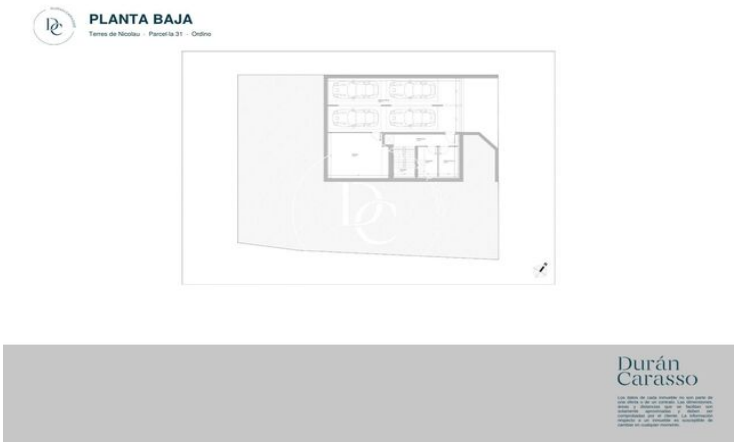











The data of each property is not part of an offer or a contract. Statements made by Durán Carasso Grupo Inmobiliario, verbally or in writing, regarding the property, its condition, or its value, should not be considered accurate or factual. The photographs only show specific parts of the property as 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.

C/ de la Unió, 9
AD700, Escaldes-Engordany
Tel: +376 841 800

info@durancarasso.com
https://www.durancarasso.es