





## La Massana - Townhouse / Semi-detached



 **4** Bedrooms  
 **3** Bathrooms  
 **335,04** Area (m<sup>2</sup>)  
 **157,39** Land Area (m<sup>2</sup>)  
 **Garage**

**1 560 000 €**  
(EUR €)

### Exclusive new build semi-detached villa with luxury materials and spectacular views in La Massana, Andorra

An Architectural Jewel in the Heart of the Pyrenees

Welcome to your new dream home, a spectacular semi-detached stone and wood villa, located in La Massana, Andorra. This unique property of 335.04 m<sup>2</sup> built, complemented by a garage of 119.42 m<sup>2</sup>, terraces totaling 87.98 m<sup>2</sup> and a garden of 156.51 m<sup>2</sup>, offers an unrivaled combination of luxury, comfort and natural beauty.

A Dream Environment

Located in the heart of La Massana, this residence combines the tranquility of a residential

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Avinguda del Fener, 4 2n 2<sup>a</sup>

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



environment with accessibility to all modern comforts. Enjoy spectacular views of the mountains and the relaxing atmosphere offered by this privileged place. The chalet is located just 200 meters from the gondola that connects to the Vallnord Pal-Arinsal ski resort, allowing you to leave the house with your boots on and start your ski day effortlessly.

### Property Features

- Basement: 119.42 m<sup>2</sup> built with capacity for 5 cars, with storage room, technical room and hall.
- Ground floor: 63.43 m<sup>2</sup> built with a garden of 21.64 m<sup>2</sup> and a terrace of 24.48 m<sup>2</sup>. It includes three bedrooms (two doubles and one single) and a full bathroom.
- First Floor: 60.31 m<sup>2</sup> built with a garden of 11.75 m<sup>2</sup>. It includes a bedroom suite with dressing room, office, and a private bathroom, in addition to a 5.41 m<sup>2</sup> terrace.
- Second Floor: 91.88 m<sup>2</sup> built with two terraces (16.12 m<sup>2</sup> and 41.97 m<sup>2</sup>), and a 124 m<sup>2</sup> garden. Here we find the living room, the dining room, an open concept kitchen with an island, an office or reading area and a courtesy bathroom.

Noble materials such as wood and stone, combined with transparent railings and luxury finishes, make this house a perfect place to enjoy unforgettable moments surrounded by nature.

### Tourist Attractions and Activities

La Massana is a jewel of Andorra, with a rich combination of modernity and tradition. The ski resorts of Vallnord Pal-Arinsal offer more than 63 km of slopes in winter and more than 60 km of mountain bike circuits in summer, making it an ideal destination for winter and summer sports lovers. The La Massana cable car is just 450 metres away, quickly connecting you to winter and summer activities.

### Connections and Accessibility

- Andorra la Vella: 6.5 km | 13 minutes
- National Bus Station: 6.8 km | 14 minutes
- Andorra – La Seu d'Urgell Airport: 33.6 km | 47 minutes
- Barcelona: 198 km | 2h53'
- Toulouse: 186 km | 2h42'

### Culture, Gastronomy and Education

Andorra is known for its first-class cultural and gastronomic offer. Enjoy gourmet restaurants, exclusive shops and a vibrant nightlife. In addition, the proximity to the International Schools of Andorra, located a short distance away, guarantees a quality education for their children.

### A Prestigious Investment

This semi-detached villa in La Massana is not only a dream residence, but also a smart investment in one of the most sought-after regions of the Pyrenees. Don't miss the opportunity to be part of this exclusive community and enjoy an unparalleled lifestyle.

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Contact us today to arrange a viewing and discover your future home! In here

## Property Features

- Heating
- Under floor heating
- Garden
- Property at the foot of the slopes
- Built year: 2025
- Drive way
- Lift
- Electric garage gate
- Central location
- Solar orientation: East, West
- Terrace
- Fitted wardrobes
- Laminated floor
- Proximity: Shopping, Restaurants, Pharmacy, Public Transport, Schools
- Panoramic Views: Mountain views, City view, Garden view
- Floors: 4
- Kitchenette
- Tiple glazing
- Quiet Location
- Energetic certification: A+
- Balcony (m2): 82.57
- Garage

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