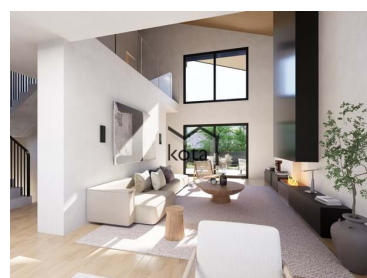




Ordino - Chalet



 3	 3	 348,48	 442,8		1 795 000 €
Bedrooms	Bathrooms	Area (m ²)	Land Area (m ²)	Garage	(EUR €)

Exclusive detached house in the spectacular urbanization Terres de Nicolau in Ordino, Andorra

Discover Your Haven of Luxury and Elegance in Terres de Nicolau, Ordino

Located in the prestigious and exclusive urbanization of Terres de Nicolau in Ordino, this high-end detached villa is a true paradise of new construction that combines modern sophistication with the traditional charm of noble materials such as stone and wood. With a total built area of 348.48 m² and a private garden of 440 m², this property has been designed to meet the needs of the most discerning buyer looking for a luxury retreat in the Pyrenees.

A Property That Inspires Distinction and Comfort

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Avinguda del Fener, 4 2n 2^a

¹ (Call to national fixed network) | ² (Call to national mobile network)



Distributed over three levels, this magnificent home offers spaces designed for maximum comfort and relaxation:

- Basement floor: With a large garage of 51.84 m² with enough space for several vehicles, as well as a storage room, technical room and laundry room. A functional space that ensures comfort in your day to day.
- Ground Floor: In the heart of the home, you will find a cozy living room of 24.44 m², perfectly integrated with a modern kitchen of 32.83 m², ideal for family and social gatherings. The large bedroom on this floor and a full bathroom guarantee comfort and privacy for your guests. Outside, a 19.86 m² porch connects directly to the garden, creating a perfect fusion between the interior and exterior.
- First Floor: The rest area consists of the master bedroom, which includes an elegant dressing room and an en-suite bathroom of 10.72 m². The other two bedrooms, with luxurious finishes and spacious spaces, offer magnificent views and access to a private balcony of 6.38 m².

A Unique and Connected Natural Environment

Located in the bucolic parish of Ordino, this villa is surrounded by the tranquility of Andorran nature, with stunning views of the mountains and forests. A short distance away you will find the spectacular ski slopes of ****Vallnord – Ordino Arcalís****, famous for the quality of its snow and its perfectly maintained slopes, as well as the ****Pal-Arinsal****, which offers a total of ****63 km of slopes**** for skiers of all levels.

Accessibility and Exclusive Leisure

The road connections from Ordino are excellent, allowing access to Andorra la Vella in less than 15 minutes by car. There, you can enjoy a first-class shopping offer, with luxury shops, exclusive shopping centers and a wide variety of gourmet restaurants.

For families, the International Schools of Andorra are a short distance away, ensuring a top-quality education for the little ones.

Gastronomy, Culture and Relaxation

Andorra is synonymous with well-being and fun. Discover a first-class gastronomic offer with restaurants ranging from authentic Andorran cuisine to innovative Michelin-starred culinary proposals. Throughout the year, the country hosts cultural and musical festivals that fill its valleys with life and energy. And for wellness lovers, exclusive thermal centres such as Caldea offer an unforgettable relaxation experience.

A Smart Investment with a Future

This villa in Terres de Nicolau is not just a place to live, it is an investment opportunity in one of the most exclusive regions of Andorra. Its combination of architectural elegance, luxurious finishes and

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an unbeatable location make this property a safe bet for both your quality of life and your wallet.

Discover life in the ultimate splendor of nature and luxury. Contact us today to arrange a visit to this exceptional villa and make your dream of having an exclusive home in Andorra come true.

Property Features

- Heating
- Under floor heating
- Equipped kitchen
- Laminated floor
- Proximity: Shopping, Restaurants, Schools
- Built year: 2025
- Private condominium
- Kitchenette
- Video entry system
- Electric garage gate
- Central location
- Energetic certification: A+
- Balcony
- Terrace
- Uninterrupted views
- Fitted wardrobes
- Fireplace
- Walk-in wardrobe
- Garden
- Panoramic Views: Countryside views, Mountain views, Village view, Urbanization view, Garden view
- Floors: 3
- Drive way
- Storage / utility room
- Tiple glazing
- Quiet Location
- Parking space
- Solar orientation: South, West
- Balcony (m2): 6.38
- Garage

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