



## Ordino - Chalet



 **3** Bedrooms    
  **3** Bathrooms    
  **357,73** Area (m<sup>2</sup>)    
  **413,22** Land Area (m<sup>2</sup>)    
  Garage    
 **1 745 000 €** (EUR €)

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

A Luxury Jewel in the Terres de Nicolau Urbanization, Ordino

Welcome to your new dream home in Andorra, located in one of the most exclusive areas of the country, the prestigious urbanization of Terres de Nicolau, in Ordino. This high-end new build detached villa combines sophisticated design with the warmth of stone and wood finishes, offering you a unique living experience in an incomparable natural environment.

A Home That Reflects Elegance and Comfort

With a total built area of 357.73 m<sup>2</sup>, this villa has been created to satisfy the most demanding tastes.

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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)



Its interior spaces are designed to offer maximum comfort and functionality, including:

- Basement floor: A large garage of 67.81 m<sup>2</sup>, a storage room and technical spaces. Everything you need to keep your home organized and efficient.
- Ground floor: A spectacular living and dining room of 44.27 m<sup>2</sup>, perfectly integrated with a modern kitchen of 12.4 m<sup>2</sup>, designed for moments of gastronomic luxury and family gatherings. It also has an office for remote work or personal studies and a porch of **\*\*9.4 m<sup>2</sup>\*\*** that connects you directly to the private garden of 314.84 m<sup>2</sup>.
- First Floor: Here you will find the master bedroom, which includes a private dressing room and an en-suite bathroom. The other two bedrooms, spacious and bright, also have access to separate bathrooms and private terraces, offering you spaces for total rest.

### Exclusivity and Tranquility in the Heart of Nature

Ordino, known for its scenic beauty and tranquility, offers an incomparable natural environment. This exclusive urbanization is an oasis of peace, surrounded by forests and mountains. A few minutes away, you can access the famous ski resorts of Vallnord – Ordino Arcalís, considered among the best in the Pyrenees, and the slopes of Pal-Arinsal. If you are a lover of skiing or winter sports, this is the ideal place for you.

### First Class Connections and Services

The country's capital, Andorra la Vella, is just a 15-minute drive away, offering you a wide range of luxury shops, shopping centres, top-notch health services and a vibrant social life. You will also find the International Schools of Andorra within walking distance, providing an elite education for your children.

### Leisure, Gastronomy and Culture in Andorra

Andorra is not only a destination for nature lovers, but also for those looking for a top-notch cultural and gastronomic experience. Enjoy a wide range of gourmet restaurants, ranging from traditional Andorran cuisine to Michelin-starred restaurants, as well as festivals and cultural events throughout the year. There is no better place to enjoy a life full of luxuries and entertainment.

### A Smart Investment in the Heart of the Pyrenees

This villa is more than a home, it is an investment in the future. Its privileged location in one of the most prestigious areas of Andorra, combined with the superior quality of its construction and the materials used, guarantee a sustained and growing value over the years.

Discover your future in paradise, in Terres de Nicolau. Contact us today to visit this magnificent property and make your dreams of living in one of the most exclusive places in Andorra come true.

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## Property Features

- Heating
- Under floor heating
- Equipped kitchen
- Underfloor
- Garden
- Panoramic Views: Countryside views, Mountain views, Village view, Urbanization view, Garden view
- Floors: 3
- Drive way
- Basement
- Video entry system
- Electric garage gate
- Central location
- Solar orientation: South, West
- Balcony
- Terrace
- Fitted wardrobes
- Fireplace
- Walk-in wardrobe
- Laminated floor
- Proximity: Shopping, Restaurants, City, Schools
- Built year: 2025
- Private condominium
- Kitchenette
- Storage / utility room
- Tiple glazing
- Quiet Location
- Energetic certification: A+
- Mains water
- Balcony (m2): 9.40
- Garage

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