Luxury 6 Bedroom Detached House For Sale
Andorra, Sant Julià de Lòria, AD600 Aixirivall

10,500,000 €

QUICK SPEC

Year of Construction	2017
Bedrooms	6
Half Bathrooms	
Full Bathrooms	7
Total Surface approx	1,200 m2 - 12,916 Sqf.Ft.
Plot Surface approx	POA m2 - POA Sqf.Ft
Parking	6 Cars
Property Type	Single Family Home

TECHNICAL SPECIFICATIONS

Idyllic property sits in the residential area of Aixirivall, in Sant Julià de Lòria. This is the perfect location for those who wish to live in an authentic mountain retreat, surrounded by comfort and privacy. This extraordinary mansion with a built surface area of 1,200 m² is divided into three levels. The upper fllor is the access floor to the house. It consists of a large entry hall, a generous office and three bedroom suites with designer bathrooms. All the bedrooms enjoy access to a large terrace. The ground floor cosist in a magnificent living room /dining room with a modern fireplace and a kitchen equipped with high-range appliances. This area is complete with a central island that provides extra space for use as a kitchen work area or as a place for meals. On the same storey and visible from the kitchen is the cellar, which was designed and built under the close supervision of an expert sommelier.Both the interior and the exterior of this property boast a modern minimalist design with large windows, enabling the occupants of the house to enjoy all the beauty of the mountains, far away from the crowds and the hustle and bustle of the big cities. The materials used to build this home are typical of the traditional high-mountain constructions, yet here they have been modified with a striking touch of modern style and refinement. Thanks to its southwest orientation, the entire home is bathed in sunshine all day long. Moreover, the views from any of the home's terraces or gardens are simply breathtaking. This is a luxury property for those who seek a peaceful and quiet life without giving up the luxury and comfort of modern living.

PROPERTY FEATURES

Bedrooms 5

- Rooms in Suite - 3

Bathrooms

- Total Bathrooms - 7
- Full Bathrooms - 7

Other Rooms

- Kitchen equipped with high-range appliances
- Cellar
- living room with a fireplace
- Laundry area
- Home's recreational areas
- Garage
- large entry hall
- Generous office

Heating and Cooling

- Cooling Features: Central A/C
- Heating Features: Central Furnace

Interior Features

- living room with fireplace in rustic style
- Master bedroom suite with Jacuzzi
- Elevator

Exterior and Lot Features

- BBQ area
- Gardens
- Beautiful Views
- 150 m² Terraces
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Pool and Spa

- Indoor heated Pool
- Sauna & Steam room
- Dressing rooms
- Gym equipped with a Power Plate Pro 7

Land Info

- Lot Size: POA m2 - POA Sqf.Ft

Garage and Parking

- Garage Spaces: 6
- Parking Spaces: 6,

School Information

- The Parish of Sant Julià de Lòria has three schools (primary and secondary education) that correspond to two of the three coexisting educational systems: the Andorran system, the French system and the Spanish system. A few minutes away, in other parishes, you will find private international schools, government-funded private schools (in keeping with the Spanish model) and one professional training school. Moreover, the University of Andorra is headquartered in Sant Julià de Lòria.

Amenities and Community Features

- Boasting good connections with the national and international road systems, this parish is located just 20 kilometres away from the airport of Seu d'Urgell (Spain), which receives flights with destination Andorra. Moreover, the international airports of Barcelona (Spain) and Toulouse (France) are only three hours away. There are also a number of different helicopter landing points near Sant Julià de Lòria.

Building and Construction

- Living: 1,200 m2 - 12,916 Sqf.Ft..
- Year Built: 2017
- Flooring: Carpet-, Wood Floor
- Southeast facing
- Levels or Stories: 3
- Structure Type: Modern
- House Style: Single Residential
- Window Features: Impact Glass

OTHERS

- Nountain View
- City Views
- Panoramic views

ABAUT THE AREA

The first image of the country for those who enter Andorra from Spain, the Parish of Sant Julià de Lòria is made up of ten different towns: Sant Julià de Lòria, Aixovall, Bissisarri, Fontaneda, Auvinyà, Aixirivall, Juberri, Nagol, Certers and Llumeneres. During the winter, this parish is an excellent place to enjoy winter sports at Naturlandia Park. In the summer, with the arrival of the warmer temperatures, the mountain reveals all of its majestic splendour, beckoning all to enjoy mountain activities or to revel in the glistening waters of the River Valira.
Local administration | Sant Julià de Lòria accommodates the offices of national institutions and services, in addition to the “Comú” or Parish Council of Sant Julià de Lòria. Just 20 kilometres away in Andorra la Vella are the main offices of the country’s central government, as well as different national and international institutions and organisations.
Naturlandia | Many are the advantages to living in Sant Julià de Lòria, such as enjoying the activities offered by Naturlandia Park. Ski slopes, hiking, children’s play areas, and an animal park, as well as restaurant services and top-notch customer service make Naturlandia an ideal outing for the entire family.
High-altitude wines | Sant Julià de Lòria is the home of the only four wineries in the country. Though only 8 hectares of land have been put to use as vineyards, the quality and originality of their wines are excellent. Indeed, this parish offers fine wine lovers and gourmets a place to discover and delight in new varietals.