DUPLEX
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# New construction apartment for sale in the center of Escaldes Engordany

Ref: 114







**1.045.000 €**

105,00 m2 | 2 bathrooms | 3 bedrooms

Les Terrasses d'Emprivat is a spectacular high-end development located in the highest point of Clot d'Emprivat, a few meters from the commercial hub of Escaldes Engordany. A unique architectural complex of three towers on the same urban island with façades opening to the four winds. Its functional distribution allows all the rooms of the houses to be exterior and with access to a perimeter terrace. It should be noted that the finishes are of a very high quality and have been meticulously chosen to offer maximum comfort. FACADE Ventilated facade with top-brand aluminum exterior closures, with thermal and acoustic insulation according to the latest regulations. EXTERNAL WOODWORK Aluminum exterior carpentry from Sücho with thermal break, with lacquered aluminum profiles with high insulation. FLOORS HI-FLOOR brand laminated floating wooden floor or equivalent high pressure class 33- types AC5, resistant to water, impacts and wear, with a light oak finish, in dining rooms, corridors and bedrooms. KITCHEN Top quality designer kitchen SANTOS brand with furniture finished in formed sheet metal. Tile and front between furniture, finished with NEOLIT. BATHROOMS Porcellànic wall tiles from the house KeramikSLIM Hönnun, Stone model in Coal color, Granite in White color. HEATING Centralized production system using aerothermal

energy, supplied by ECOTERM, for the generation of heating, cooling and DHW. Interior heating by radiant ground at low temperature, based on multilayer tube.