

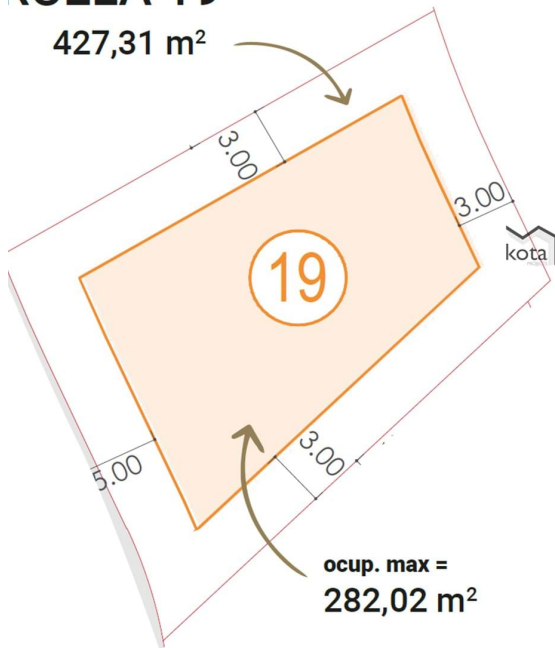


## Ordino - Allotment

TERRES DE NICOLAU  
ORDINO

### PARCELA 19

427,31 m<sup>2</sup>



**663,84** **425,54** **Garage**  
Area (m<sup>2</sup>) Land Area (m<sup>2</sup>)

**738 000 €**  
(EUR €)

## Exclusive plot with building license for a single-family house in the spectacular parish of Ordino, Andorra

Exclusive plot in Terres de Nicolau, Ordino (Andorra): A luxury investment with an approved architectural project

Located in one of the most prestigious urbanizations in Andorra, Terres de Nicolau in Ordino, this plot offers a unique opportunity for the most demanding real estate investors and developers. With an area of 475 m<sup>2</sup>, 33% occupancy of the plot and a building quotient of 0.80, this property comes with an architectural project and building license already approved to create a luxury detached villa that combines contemporary high mountain design with the warmth of noble materials such as stone and wood.

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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)



## A contemporary design villa, ready to build

This exclusive plot is sold with an architectural project conceived to create a unique home, designed to integrate harmoniously with the natural environment of the Pyrenees. The turnkey project includes project management services throughout the construction process, ensuring that your luxury residence is built to perfection, with the highest quality standards.

## Privileged location

Ordino, the greenest and quietest parish in Andorra, is known for its natural beauty and its proximity to ski centers and elite sports activities. This area not only offers tranquility, but also exclusivity, with quick access to the best commercial and cultural areas in the country. The urbanization of Terres de Nicolau is synonymous with privacy and prestige, with breathtaking views over the valleys and mountains that surround this Pyrenean paradise.

## Main characteristics of the plot:

- Building coefficient of 0.80.
- Luxury architectural project with approved building license.
- Contemporary design villa with noble materials such as stone and wood.
- Project management services to ensure a worry-free, turnkey construction.

## An expanding luxury destination

Andorra's new residents are an international and exclusive community, attracted by a luxury lifestyle, tax advantages, and an unparalleled natural environment. In recent years, Andorra has captured the attention of investors, entrepreneurs, and families with high purchasing power who are looking for a second home or a permanent refuge, thanks to its security, stability and excellent quality of life.

## International connections and ease of access

- Less than 2.5 hours from Barcelona (El Prat) and Perpignan airports, with connections to the high-speed station.
- A network of roads perfectly connected to France and Spain, making international mobility a convenience.

## Enjoy the best of Andorra

This pitch in Ordino allows you to access everything that Andorra has to offer:

- World-class ski resorts, such as Grandvalira and Vallnord.
- Luxury gastronomy, with award-winning restaurants and a culinary offer that rivals the best European capitals.
- International cultural and sporting events, such as Andorra Mountain Music and the Vuelta a España.
- Healthy lifestyle with a wide range of sports and mountain activities.

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Your safe investment in the future of Andorra

This plot in Terres de Nicolau is the ideal opportunity for those looking to invest in a luxury property, with everything ready to start building immediately. The combination of an enviable location, a first-class architectural project and the opportunity to work with the best professionals in the sector, makes this investment a safe and profitable bet.

Your dream home in the Pyrenees is here. Invest in a luxury future in Terres de Nicolau, Ordino.

## Property Features

- Heating
- Fireplace
- Walk-in wardrobe
- Garden
- Panoramic Views: Mountain views, Urbanization view, Garden view
- Floors: 3
- Drive way
- Quiet Location
- Mains water
- Under floor heating
- Equipped kitchen
- Underfloor
- Proximity: Golf course, Restaurants, Open field, Public Transport, Schools, Public Swimming Pools
- Built year: 2025
- Private condominium
- Basement
- Energetic certification: A+
- Garage

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