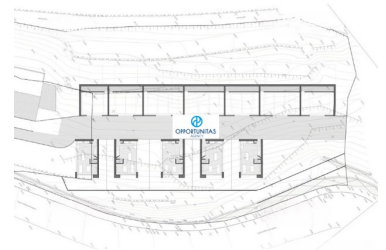
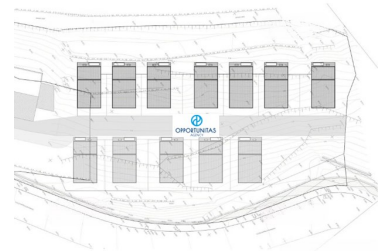




## Sant Julià de Lòria - Land



 3514

Land Area (m²)

2 398 200 €

(EUR €)

### Plot of maximum profitability with construction project for 13 houses in Aixirivall - Sant Julià de Lòria (Andorra)

Welcome to Andorra's most exclusive investment opportunity: an idyllic plot in Aixirivall, Sant Julià de Lòria. This property, with a generous area of 3514 square meters, presents an investment project that will transform this corner of paradise into an exclusive development of 13 semi-detached houses, with a privileged exposure to the sun.

**\*\*Privileged location:\*\***

Located between the majestic mountains of Andorra, Aixirivall offers a quiet environment and stunning views. Its strategic location allows easy access to the largest cities in the country, making this town a jewel for those looking for a serene life and at the same time connected with urban services.

E consulting@opportunitasagency.com

Passeig de Josep Mundet, 76 local 16 17252 Sant Antoni de Calonge (Girona)



**\*\*Purchasing Profile of Andorran Residents:\*\***

The last 5 years have seen a steady increase in the purchasing profile of Andorran residents. With a growing interest in exclusive properties and a luxury lifestyle, this investment is a response to the growing demand for high-end residences.

**\*\*Connectivity and Tourist Offer:\*\***

The proximity to Barcelona and Perpignan, with easy access to the airport and high-speed station, makes this property an accessible option for those looking for an international lifestyle. Well-connected roads offer fast and comfortable connections, favoring traffic to these important urban centers.

Andorra not only offers a spectacular natural setting but also an incomparable tourist, gastronomic and musical offer. From winter sports to cultural events and exquisite cuisine, this region attracts a sophisticated clientele with refined tastes.

**\*\*Property Details:\*\***

- Type: Terrain
- Total area: 3514 m<sup>2</sup>
- Exhibition: South
- Coefficient of 0.8
- 2811 m<sup>2</sup> of volumetry (excluding parking)
- Tap on Main Road

This investment represents more than a simple real estate project; It is the key to opening the doors to an exclusive lifestyle and an investment opportunity with exceptional returns. If your profile as an investor or real estate developer meets the elegance and ambition that this project deserves, do not hesitate to contact our real estate agents to arrange a visit. Do not miss this unique opportunity to invest in the exceptionality of Andorra.

## Property Features

- Proximity: City, Public Transport
- Uninterrupted views
- Solar orientation: South
- Quiet Location
- Views: Mountain views