

Luxury at the foot of the slopes  
in the heart of Grandvalira.

# Privileged location

## El Tarter, Andorra

Vora Riu is much more than a residential complex; it is the epicenter for snow and adventure enthusiasts due to its location in the heart of the largest ski resort in the Pyrenees.



# AND





El Tarter

## PROJECT

# “Vora Riu”



**Location**  
El Tarter,  
Parròquia de Canillo



**Building**  
plurifamiliar



**Architect**  
Menéndez y Gamonal



**Sales**  
Immobiliària Gali



**Construction  
company**



**Wooden  
Structure**



An aerial photograph of a mountain resort town. In the foreground, a large, modern multi-story building with multiple levels of balconies and dark wood paneling is visible. The building is situated on a grassy slope. In the background, a dense cluster of traditional alpine-style houses with dark roofs and light-colored walls is built into a hillside. The town is surrounded by steep, forested mountains under a blue sky with scattered white clouds.

## **Discover Vora Riu,**

an exclusive development that merges traditional  
alpine architecture with contemporary design.

All this, in the heart of Grandvalira.

01

## **DEVELOPMENT DETAILS**

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- Development.
- Facilities.
- Payment policy.

02

## **RESIDENCES**

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- Typology of the different apartments.

03

## **QUALITY REPORT**

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04

## **ENVIRONMENT**

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- Nearby infrastructure.
- Tax advantages.









## Development details

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01

# Development

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## Alpine elegance

Spectacular views, high-quality finishes, and a magnificent location at the foot of the slopes. Welcome to Vora Riu, a new residential complex consisting of 66 apartments that will not leave you indifferent.

*Tradition, design, and comfort are the lead characteristics of the project.*

Exteriors with large windows and traditional facades of wood and natural stone for warm and bright homes.

Interiors that combine the amenities of contemporary luxury with traditional mountain design: spacious living rooms with fireplaces to create a cozy atmosphere and elegant and sophisticated kitchens for gourmets.



## All homes feature...

- **Underfloor heating.**
- **Dual-flow air renewal system** to purify indoor air and thus enjoy healthy spaces that promote rest.
- **Terraces equipped** with a textile dryer cabinet with hot air emission.
- **Private parking spaces with storage rooms and a ski room** with lockers in each of the complex's portals.



# Facilities

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- **Private ski room** with individual locker for each home.
- Spacious **terraces**.
- **Parking spaces** with reinforced concrete pavement.
- **Storage rooms** with metal door, ventilation grid, and security lock.
- **Clothes drying cabins** in all homes.













## Payment method

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- €30.000 upon signing the **reservation contract**.
- 25% after one month, upon **signing the purchase agreement**.
- 25% after 6 months, following the **signing of the purchase agreement**.
- 50% upon **signing the public deed** before a notary.
- **Delivery date:** First semester of 2027.









## Housing

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02

# Apartments typology

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- 9 one-bedroom apartment
- 27 two-bedroom apartment
- 30 three-bedroom apartment















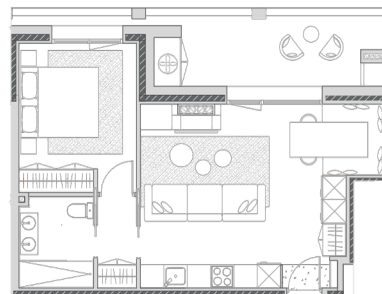




## One-bedroom apartment

### Built surfaces

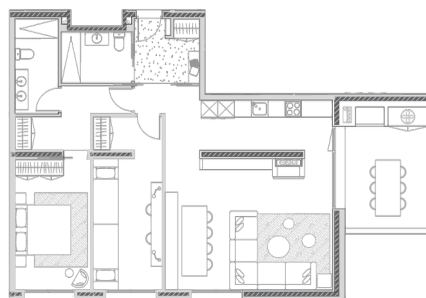
Apartment	57,20 m <sup>2</sup>
Terraca	10,30 m <sup>2</sup>
<b>Total built surface</b>	<b>67,50 m<sup>2</sup></b>



## Two-bedroom apartment

### Built surfaces

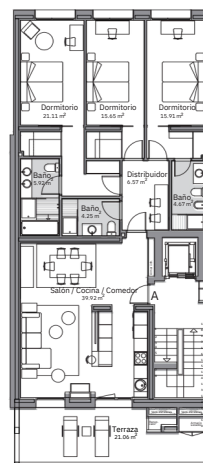
Apartment	108,81 m <sup>2</sup>
Terraca	14,79 m <sup>2</sup>
<b>Total built surface</b>	<b>123,60 m<sup>2</sup></b>



## Three-bedroom apartment

### Superfície construïda

Apartment	140,79 m <sup>2</sup>
Terraca	21,06 m <sup>2</sup>
<b>Total built surface</b>	<b>161,85 m<sup>2</sup></b>











## Quality Report

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03

# BUILDING



## | Foundation and structure

- Building foundation through reinforced concrete slab.
- Pillars and reinforced concrete walls in the basement and ground floor.
- Micropiles and perimeter screen walls for earth containment in basements.
- Pre-stressed concrete panel slabs in basements and ground floor.
- Structure of solid cross-laminated timber (CLT) panels for walls and slabs on the first floor and above.



## | Facades

- Facade composed of self-supporting CLT wood panel alongside an external insulation system, internally back-lined.
- Exterior finish with natural stone or wood treated for outdoors.



## | Roofs

- Sloped roof formed by wooden trusses with a covering of structural CLT panel and an external insulation system for the residential areas, finished in slate.



## | Exterior carpentry

- French windows with high-end pvc frames with thermal break.
- Triple-layer high-efficiency, energy-saving, and solar control glass (Estimated composition 5+5/16/6/16/4+4).





## **| Dividing walls**

- Median walls between homes of laminated plasterboard with thermal and acoustic insulation.



## **| Stairs**

- High-quality bulk porcelain stoneware flooring and risers with anti-slip edging.
- Matte black metallic railing or similar.



## **| Access to the parking and garage**

- Concrete pavement with anti-slip epoxy resin paint finish.
- Marking of garage spaces and traffic routes with epoxy paint.
- Low consumption LED lighting system.
- Automatic closing gates with remote opening and anti-closing safety sensor.
- External ramp for garage access made of anti-slip reinforced concrete.
- Pre-installation for electric car charging.
- Epoxy paint floor with parking space markings.
- Air ventilation through injection from the general garage ventilation system.
- Open parking spaces.



## **| Elevators**

- High-end 8-person capacity electric elevators or similar.
- Finishes in aluminum and glass.
- High-performance, low-consumption LED lighting.



### | Access Lobby

- Double-leaf security entrance door made of glass. High-durability rubber mat flooring.
- Porcelain-finished walls.
- Plastered and painted laminated gypsum false ceilings.



### | Other services

- Sanitation system with soundproof PVC downpipes and collectors.
- Centralized mailboxes in the entrance lobby with matte black aluminum body and door or similar.
- Technical rooms with concrete flooring finished with epoxy paint, plastersmoothed brick walls, and laminated gypsum false ceilings. Acoustic insulation is incorporated where necessary.

## HOMES



### | Ceilings

- Natural wood ceilings combining beams and joists designed per room.
- Painted laminated gypsum false ceilings in bathrooms and hallways.



### | Interior Carpentry

- Armored entrance door with security lock and wooden finish. Matte black exterior knob with high-end finishes.
- Smooth interior pass doors of laminated wood with concealed hinges and satin black designer handles.
- Custom-designed closets with sliding or hinged doors, same exterior finish as pass doors, and high-quality textured melamine interior finish with satin black handles.





## | Interior Flooring

- High-end rustic selection matte finish natural oak wood flooring.



## | Bedrooms

- High-end rustic selection matte finish natural oak wood flooring.
- Rustic natural oak wood wall cladding on selected walls.
- Smooth plastic paint on walls.



## | Kitchen

- Integrated kitchens in the living room with current design furniture from leading brands equipped with high and low cabinets as per design.
- High-quality appliances, Miele brand or similar, high energy efficiency, and integrated into the kitchen: induction cooktop, refrigerator, oven, microwave, dishwasher, and high-end extractor hood.
- Neolith countertop of current design or similar.



## | Bathrooms

- Large format porcelain stoneware flooring and wall cladding.
- High-end matte black finish taps in showers and washbasins. Thermostatic shower faucets.
- Resin shower tray and glass partition.
- Suspended toilet with soft-close lid and concealed cistern with hygienic shower or bidet.
- Integrated washbasin with natural wood finish furniture, including anti-fog mirror with integrated LED and resin countertop, or similar.



## | Terraces

- High-range anti-slip mass porcelain stoneware flooring.
- Natural wood railing with outdoor treatment as per project design.
- Hot air-emitting textile dryer cabinet.



## | Lighting

- High-performance and low-consumption LED lighting, direct or indirect as per lighting project.



## | Electricity Mechanisms

- Mechanisms, switches, and covers in contemporary high-end satin black design.



## | Air Conditioning and Air Renewal

- Dual flow air renewal system providing high indoor air quality.
- Underfloor heating via external heat network to the building (XC Soldeu-FEDA) with thermostatic control.
- Living room combustion cassette fireplace, with integrated black ceramic furniture or similar, and custom contemporary design.



## | Home Automation and Security

- Home automation installation for control of heating, lighting, and ventilation.





### | Ski-room

- Individualized lockers for each home in every portal, equipped with drying system for boots and skis.

## PARKING SPACES



### | Flooring

- Reinforced concrete flooring with epoxy paint finish.



### | Air Ventila

- Air ventilation through injection from the general garage ventilationsystem.

## STORAGE ROOMS



### | Storage Rooms

- Metal door with ventilation grille and security lock.
- Block factory walls with plastic paint finish.
- Individualized lighting in each box with its own switch.
- Air ventilation through injection from the general garage ventilation system.














## Advantages of Residing in Andorra

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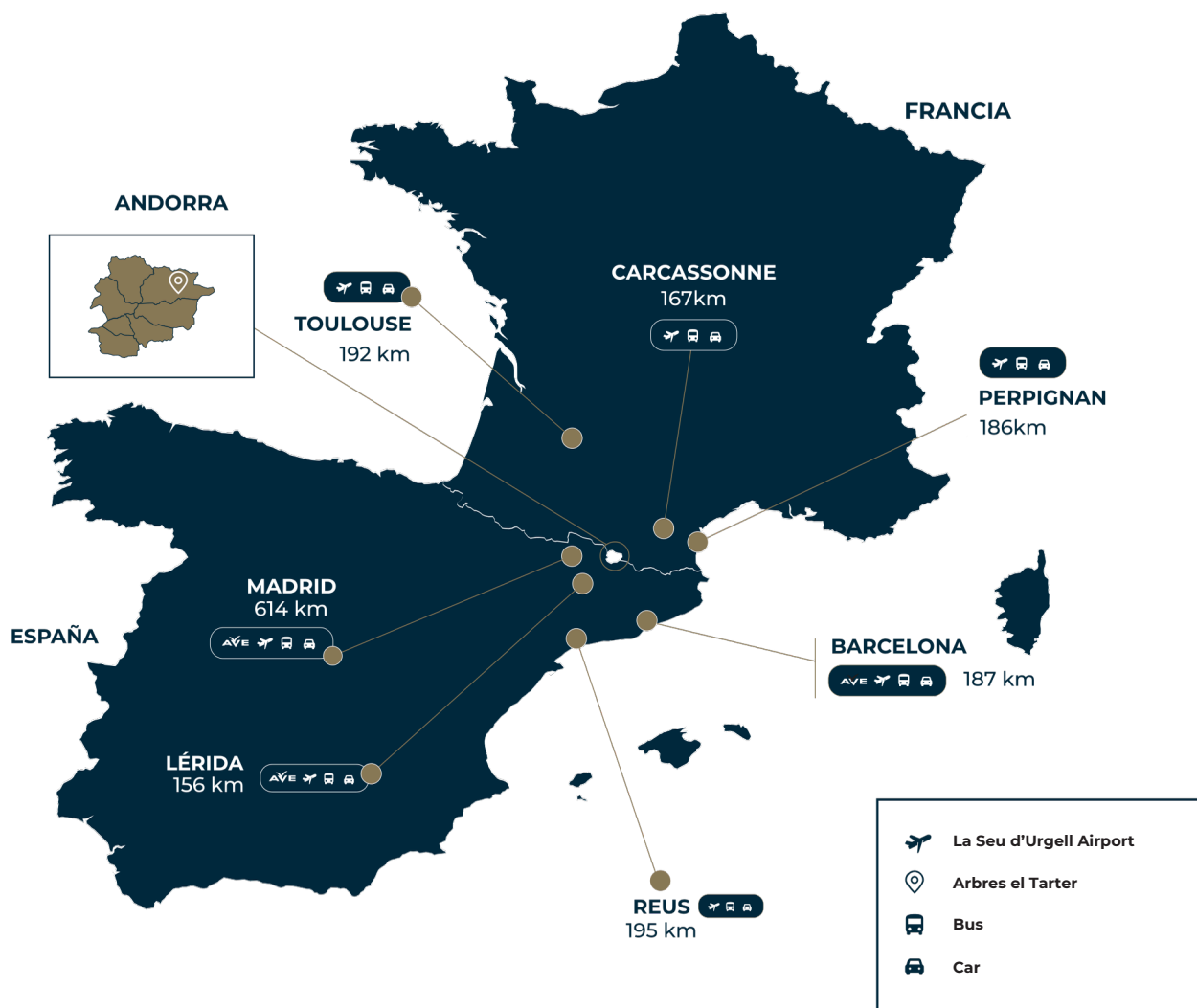
04

# Nearby Infrastructure

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	Public transportation	2min
	Taxi	1min
	La Seu d’Urgell Airport	50min
	Bars and restaurants	4min
	Shops	2min
	Hospital	20min
	School	7min
	Daycare	2min









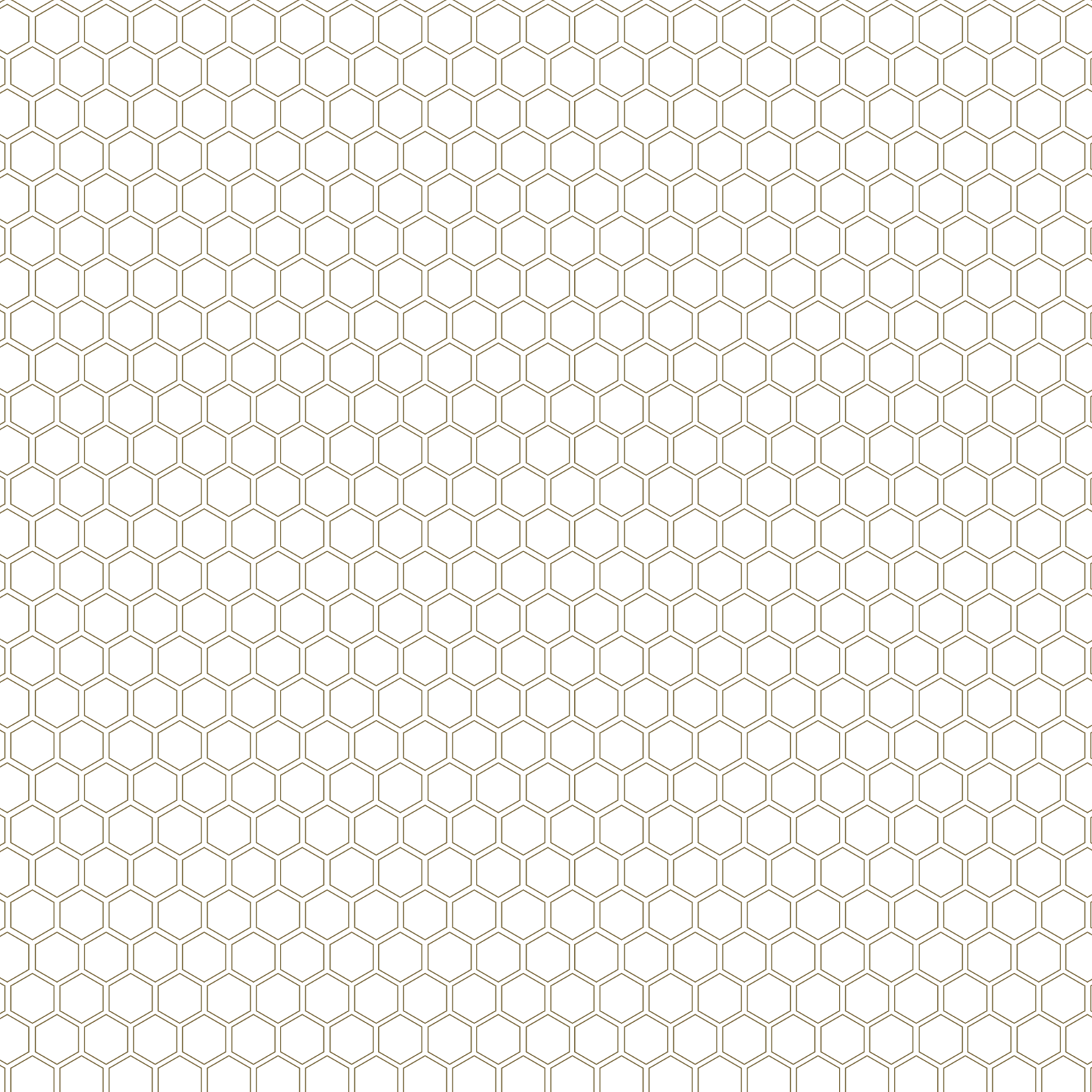
# Fiscal Advantages

\*Comparative Tax Rate 2024.

	Andorra		Spain		France	
IVA	4,5%		21% General		20% General	
IRPF	Up to 24.000€	0%	Up to 12.450€	19%	Up to 5.875€	0%
			From 12.450€ to 20.200€	24%	From 5.875€ to 11.720€	5,5%
	From 24.000€ to 40.000€	5%	From 20.200€ to 35.200€	30%	From 11.720€ to 26.030€	14%
			From 35.200€ to 60.000€	37%	From 35.200€ to 60.000€	30%
	From 40.000€	10%	From 60.000€	45%	From 60.000€	40%
Corporate tax	10%		23% - 25%		20%	
Social contribution of the company	15,5%		30,49%		21,2% - 33%	
Minimum Wage	1.376€		1.134€		1.766€	
IRNR	10%					
Impuesto de transmisiones patrimoniales	4%		6,11%		10% - 12%	
	This tax is between individuals, however, in the case of transfers where the seller is a legal entity, instead of paying 4% ITP, a 4.5% IGI tax is paid.					









## Contact

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