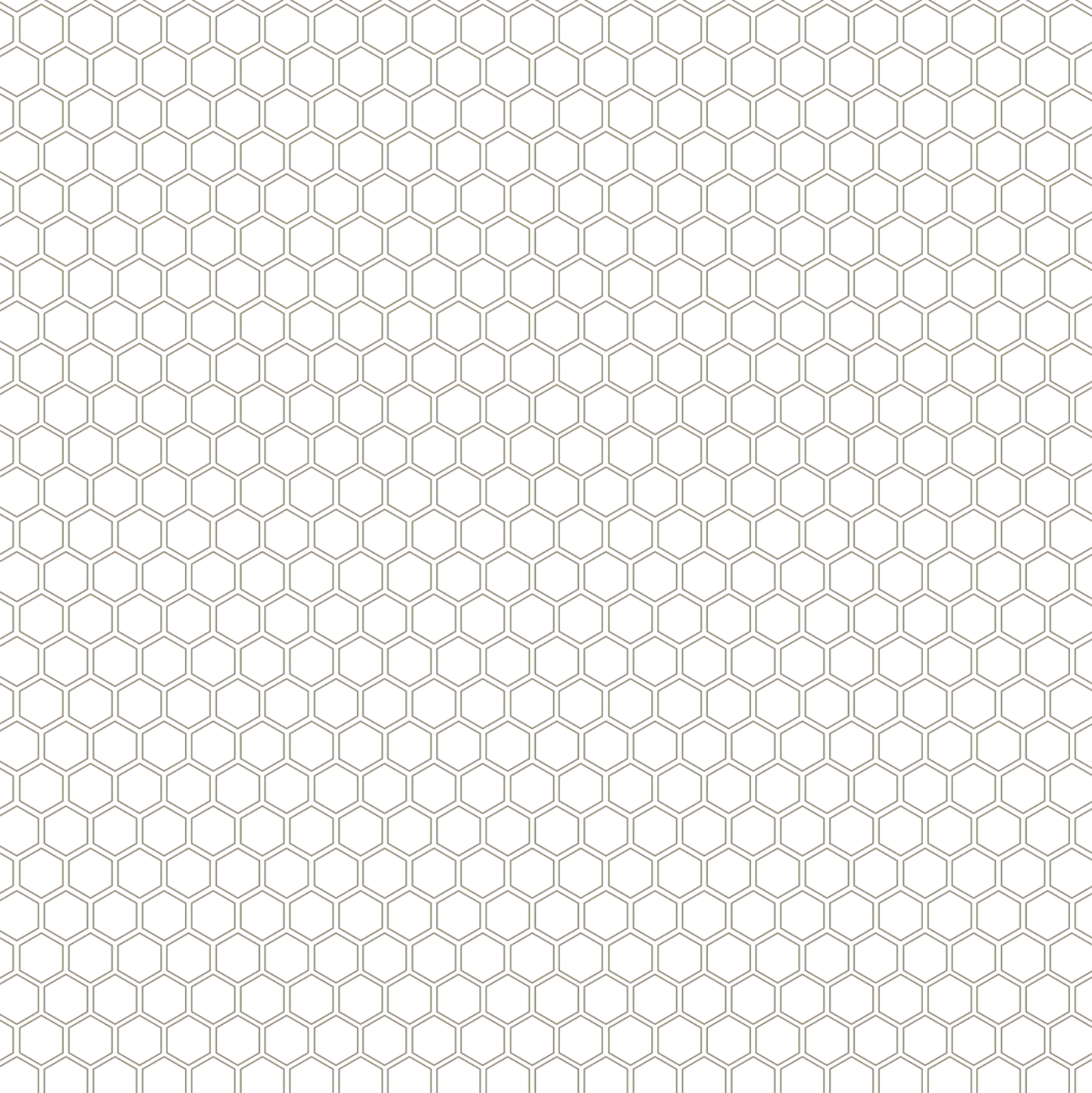




VORA RIU



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 Galí



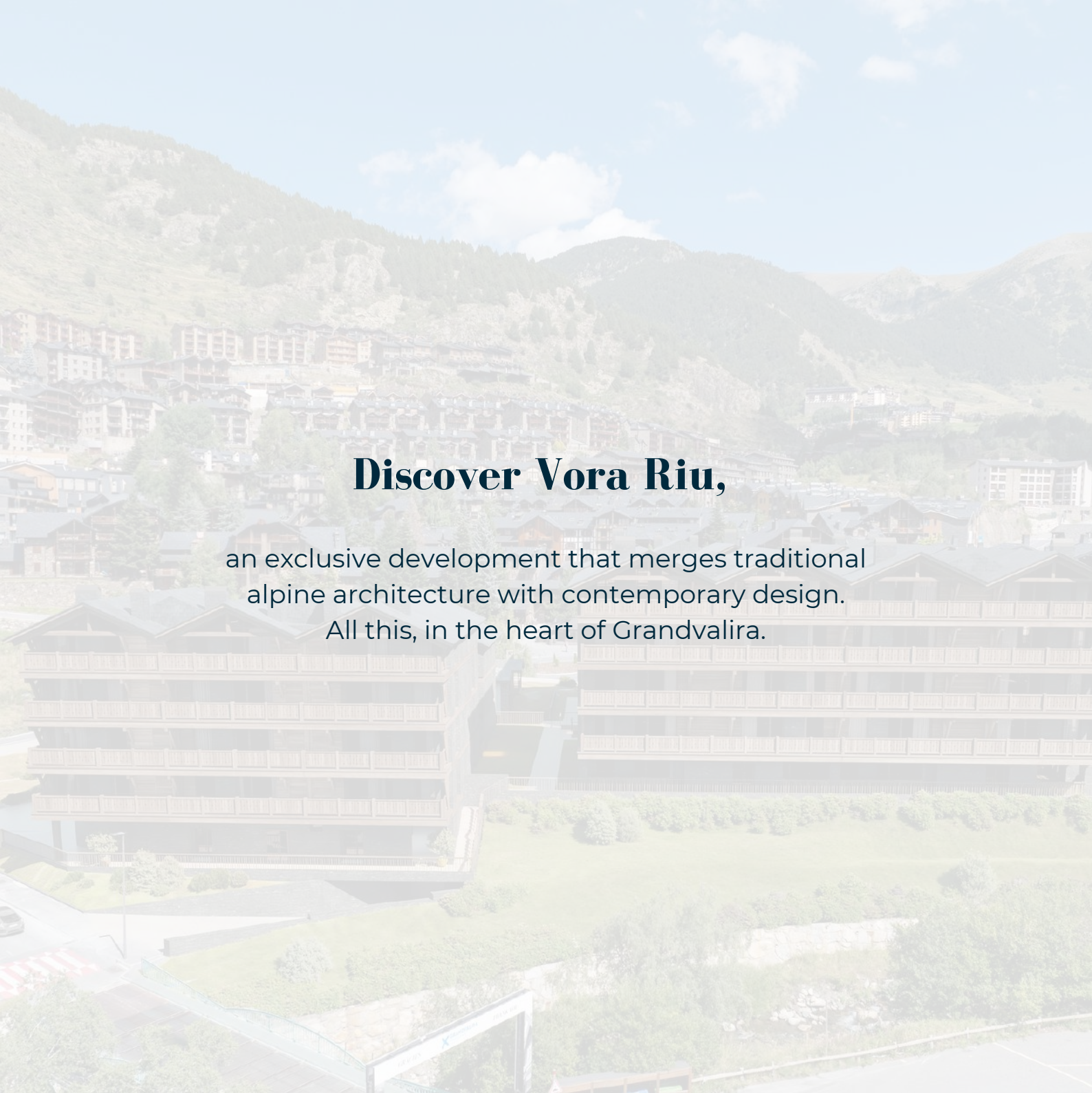
**Construction
company**



**Wooden
Structure**



**Interior
Designers**

An aerial photograph of a mountain resort town, likely in the Alps. The town is built on a hillside, with a mix of traditional wooden chalets and modern, multi-story buildings. In the foreground, there are two large, modern buildings with multiple levels of balconies. The background shows steep, forested mountains under a blue sky with some clouds. The overall scene is a blend of traditional alpine architecture and contemporary design.

Discover Vora Riu,

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

All this, in the heart of Grandvalira.

01

DEVELOPMENT DETAILS

- Development.
- Facilities.
- Payment policy.

02

RESIDENCES

- Typology of the different apartments.

03

QUALITY REPORT

04

ENVIRONMENT

- Nearby infrastructure.
- Tax advantages.





Development details

01

Development

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 ventilation system** to purify indoor air and enjoy healthy spaces that promote relaxation.
- **Triple glazing** for high thermal and acoustic insulation.
- **Integrated home automation system.**

Facilities

- **Private ski room** in each building entrance, with individual lockers for every residence.
- **Spacious terraces** with open views of the valley, the slopes, or the village.
- **Parking spaces.**
- **Storage rooms** with direct access from the parking area.







Premium comfort:

- **Integrated cassette fireplaces** that provide warmth and Alpine character.
- **Open-plan kitchens equipped with high-end appliances** (Miele or similar).
- **Private saunas** in the three-bedroom residences, a symbol of exclusivity and comfort.
- **Noble materials:** natural wood, stone, and large-format porcelain.
- **LED lighting** throughout all rooms, with zoned design.





Payment method

- **€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

02

Apartments typology

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







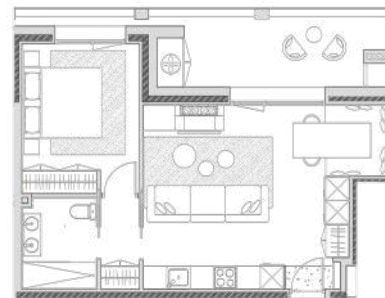




One-bedroom apartment

Built surfaces

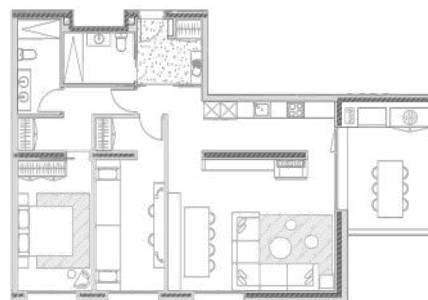
Apartment	57,20 m ²
Terraca	10,30 m ²
Total built surface	67,50 m²



Two-bedroom apartment

Built surfaces

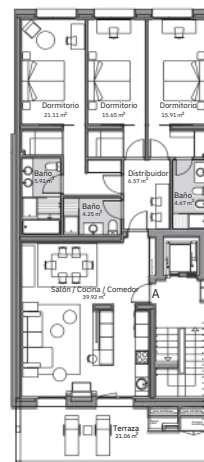
Apartment	108,81 m ²
Terraca	14,79 m ²
Total built surface	123,60 m²



Three-bedroom apartment

Superfície construïda

Apartment	140,79 m ²
Terraca	21,06 m ²
Total built surface	161,85 m²







Quality Report

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, high-end extractor hood and washer-dryer machine.
- Neolith countertop of current design or similar.



| Bathrooms

- Treated natural oak wood flooring with a matte varnish finish, high-end rustic grade.
- 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.



| 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.



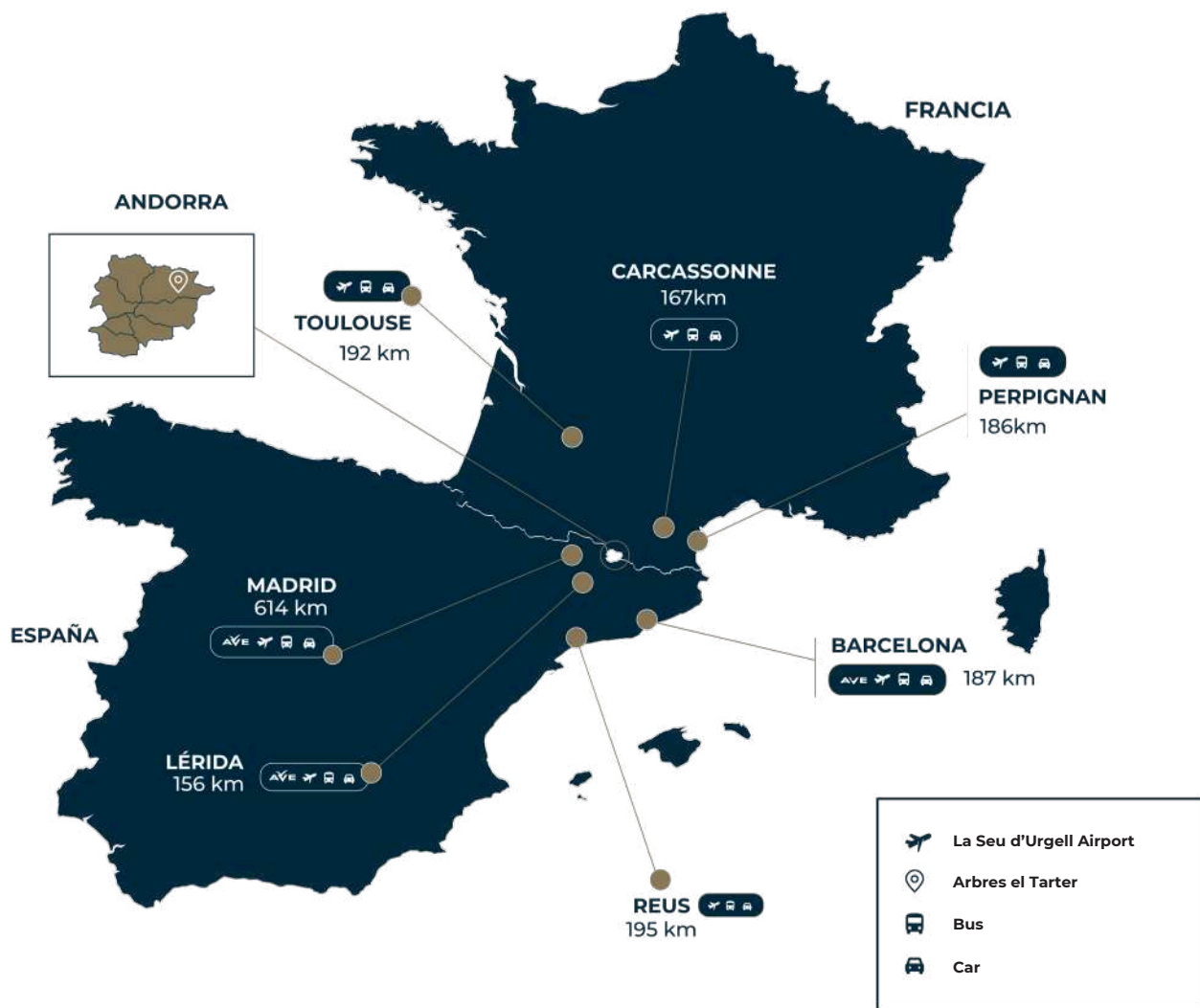


Advantages of Residing in Andorra

04

Nearby Infrastructure

	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.					



Notes:

* The renders are for illustration purposes. The final result may show variations.

VORARIU

Contact

www.residencialvorariu.com

info@immobiliariagali.com