

LA QUEROLA
ORDINO | ANDORRA

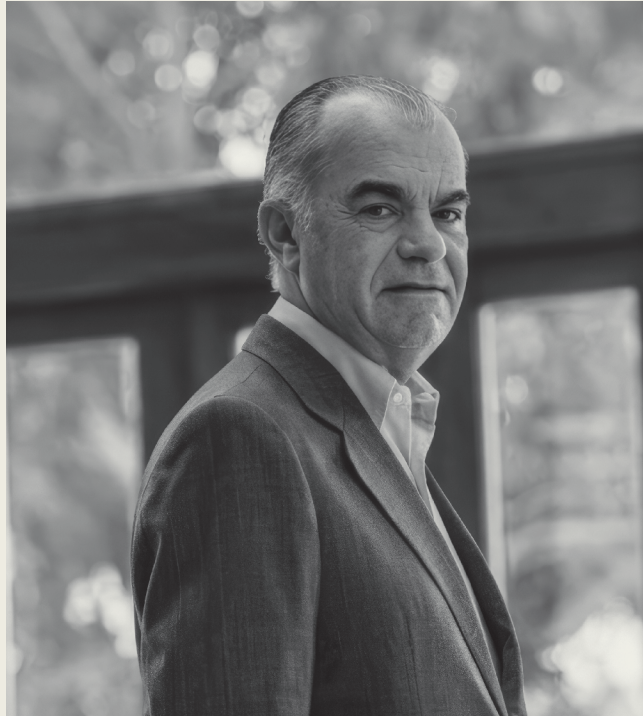
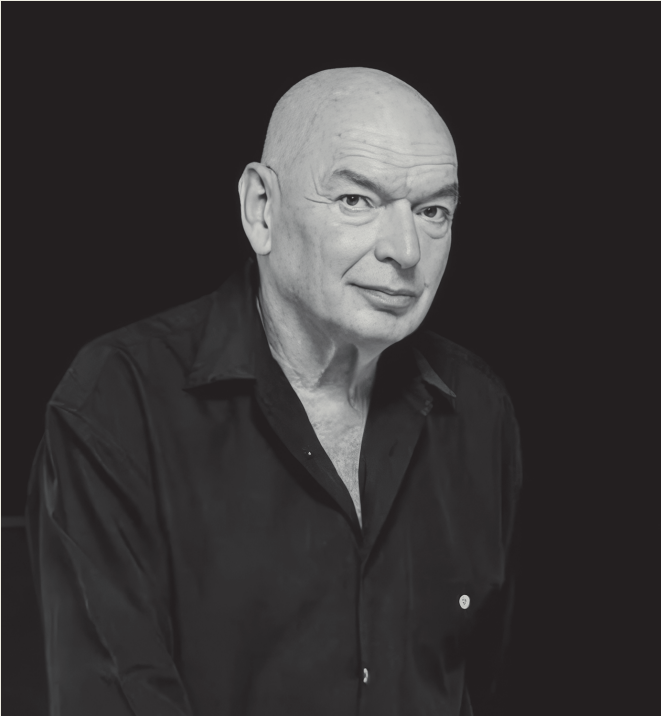
The work is complete

Some works aspire to perfection. La Querola d'Ordino is one of them. And today, for the first time, it is ready.

Conceived by Jean Nouvel, Pritzker Prize laureate — the highest distinction in world architecture — and built with an artisanal obsession for detail.



LA QUEROLA
ORDINO | ANDORRA



THE ARCHITECTS

THE CREATIVE TEAM

A single standard of excellence

La Querola d'Ordino is the result of an exceptional architectural alliance. Three leading studios — from Paris, Barcelona and Andorra — worked for years with a single objective: that every decision, from the building's massing to the smallest construction detail, would meet the same standard of excellence.

Three complementary visions.
One unified work.

ATELIERS JEAN NOUVEL Paris, France **The vision**

The concept stems from the vision of Jean Nouvel, one of the most influential figures in contemporary architecture. His ability to transform landscape into architecture defines the essence of the project.

RIBAS & RIBAS ARQUITECTES Barcelona, Spain **Technical rigour**

Alongside him, the Barcelona-based studio Ribas & Ribas Arquitectes contributes its technical expertise and experience in architectural development, ensuring construction fidelity to an idea of great complexity.

ARQUITECTURA JORDI SALA Escaldes-Engordany, Andorra **Knowledge of the territory**

Completing the team is Jordi Sala, from Andorra, whose contribution has been key to integrating the project into its local context, ensuring precise execution in harmony with its surroundings.



“A monolith, a mass of stone, a topographical feature that clings to the mountain, belongs to it, gives it shape and sculpts the landscape.” — Jean Nouvel

THE ARCHITECTS

JEAN NOUVEL

Pritzker Prize · Ateliers Jean Nouvel, Paris

There are few architects in the world capable of radically transforming the value of a building merely with their signature. Jean Nouvel is one of them. Winner of the Pritzker Prize in 2008 — architecture’s Nobel — his work includes the Institut du Monde Arabe in Paris, the National Museum of Qatar, the Torre Agbar in Barcelona and the Philharmonie de Paris.

For La Querola d’Ordino, Nouvel did not design a building. He created a geographic feature. Seven slate monoliths that emerge from the landscape as if they had always been there, responding to every crack in the rock, every angle of light, every view across the valley.

In collaboration with Josep Ribas (Ribas & Ribas Arquitectes, Barcelona) and Jordi Sala (Arquitectura Jordi Sala, Andorra), the project was developed over several years with a fidelity to the original concept rarely seen in projects of this scale.



Architecture of strength and calm



THE ARCHITECTS

NOUVEL'S FOOTPRINT ACROSS THE WORLD

Jean Nouvel's work stands out for its ability to integrate buildings into their cultural and physical context, creating unique dialogues between construction and surroundings. In every project, the materials speak of the place: the gilded aluminium in Doha evokes the desert; the slate of Ordino is the mountain itself.

Acquiring a home at La Querola d'Ordino means, above all, acquiring a piece signed by one of the great masters of contemporary architecture. A work that already forms part of the discipline's history.





FRANCE



LOCATION

ANDORRA

The principality that protects what matters

Andorra is not simply an enclave between France and Spain. It is one of the few countries in the world where the State seems deliberately designed to make life easier for its residents: low tax pressure, exceptional security, protected nature and high-level services.

Europe's most discerning residents choose Andorra for reasons that go far beyond its well-known tax advantages. What keeps them here is the exceptional safety of a small community, a healthcare system with no waiting lists, world-class trilingual education and a territory protected as a UNESCO Biosphere Reserve. All this just two and a half hours from Barcelona and three from Toulouse.





LOCATION

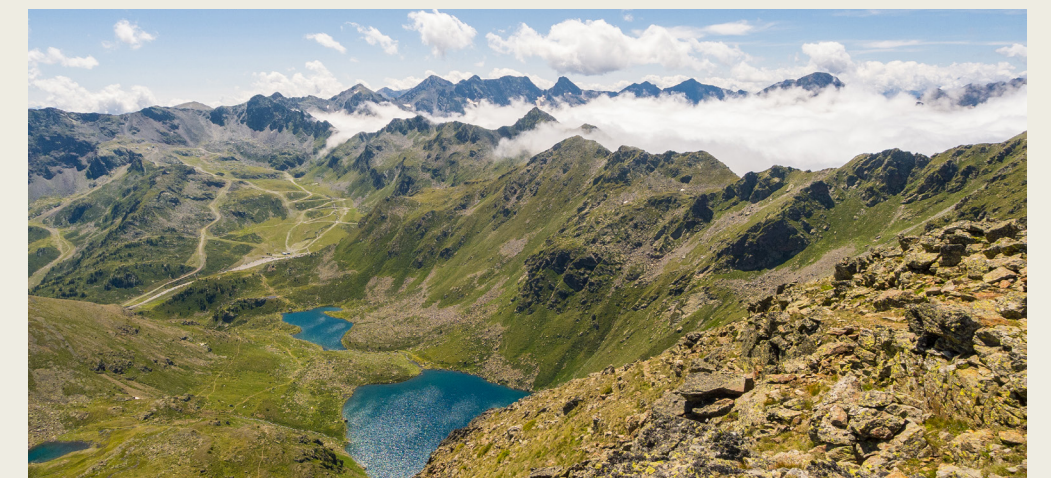
LIFE IN ORDINO

UNESCO Biosphere Reserve



Unlike other areas of Andorra, Ordino is a place that is truly lived in. Its cobbled streets, its Romanesque church, its market-driven restaurants and the quality of its public spaces make it the most exclusive parish in the principality.

At the foot of the development, Ordino offers a surprising level of infrastructure for a village of its size: the Andorra National Auditorium, three museums and an exhibition space, a state-of-the-art sports centre with a pool and municipal spa, a health centre with emergency services, schools for every stage of education, and award-winning restaurants with terraces in the historic centre. The main ski resorts (including Ordino Arcalís, linked to Grandvalira Resorts) are less than 15 minutes away by car, and Andorra la Vella just 10.





LOCATION

THE EXACT SPOT

The refuge where everything fits

La Querola d'Ordino occupies a privileged plot to the south of the town centre of Ordino, raised above the valley and surrounded by forest. Just a short distance, or a few minutes' walk, from the centre and all its amenities. Just mountain, forest and sky.

Vehicle access runs through wide, well-lit and clearly signposted internal roads that lead directly to each home's private garage, minimising visual and noise impact.





THE DIFFERENCE

THE WORK IS COMPLETE

The time excellence requires

La Querola d'Ordino is a finished work, ready to be lived in. Every space, every material, every technical and aesthetic detail already exists in its final form.

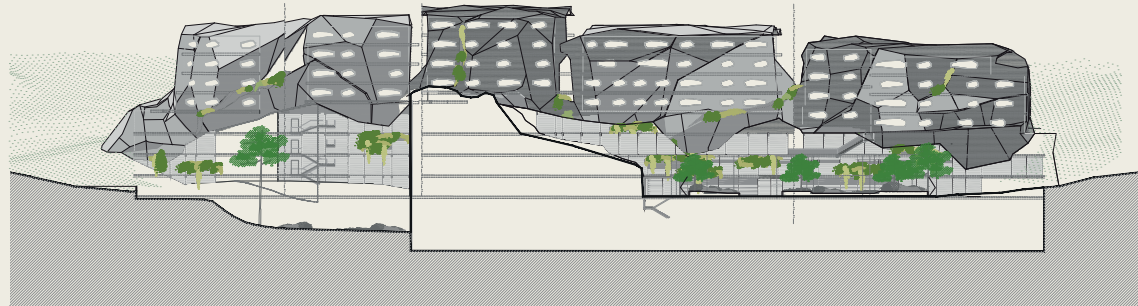
Fourteen years of construction have turned every detail into tangible reality. The 170 geothermal wells that heat the houses. The Jean Nouvel kitchen, handmade by French craftsmen. The 35,000 pieces of slate on the façade, placed one by one. Everything is done. Everything is here.



CONCEPTUALISATION AND DESIGN

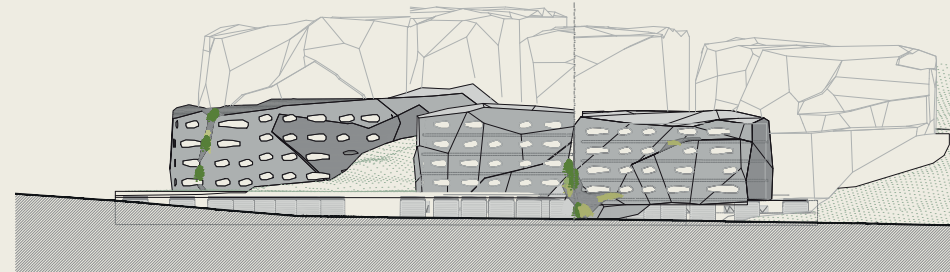
THE PROJECT

Built for this place



La Querola d'Ordino is a holistic sensory experience for its residents that begins with the design of its exterior. A façade of natural, irregular slate shapes turns this exterior into a genuine work of art.

The result is seven monoliths that neither imitate the mountain nor try to disappear into it. They inhabit it. They dialogue with it. They are geographic elements in their own right.



In the words of Jean Nouvel himself:

“a monolith, a mass of stone, a topographical feature that clings to the mountain, belongs to it, and sculpts the landscape”





THE FAÇADE

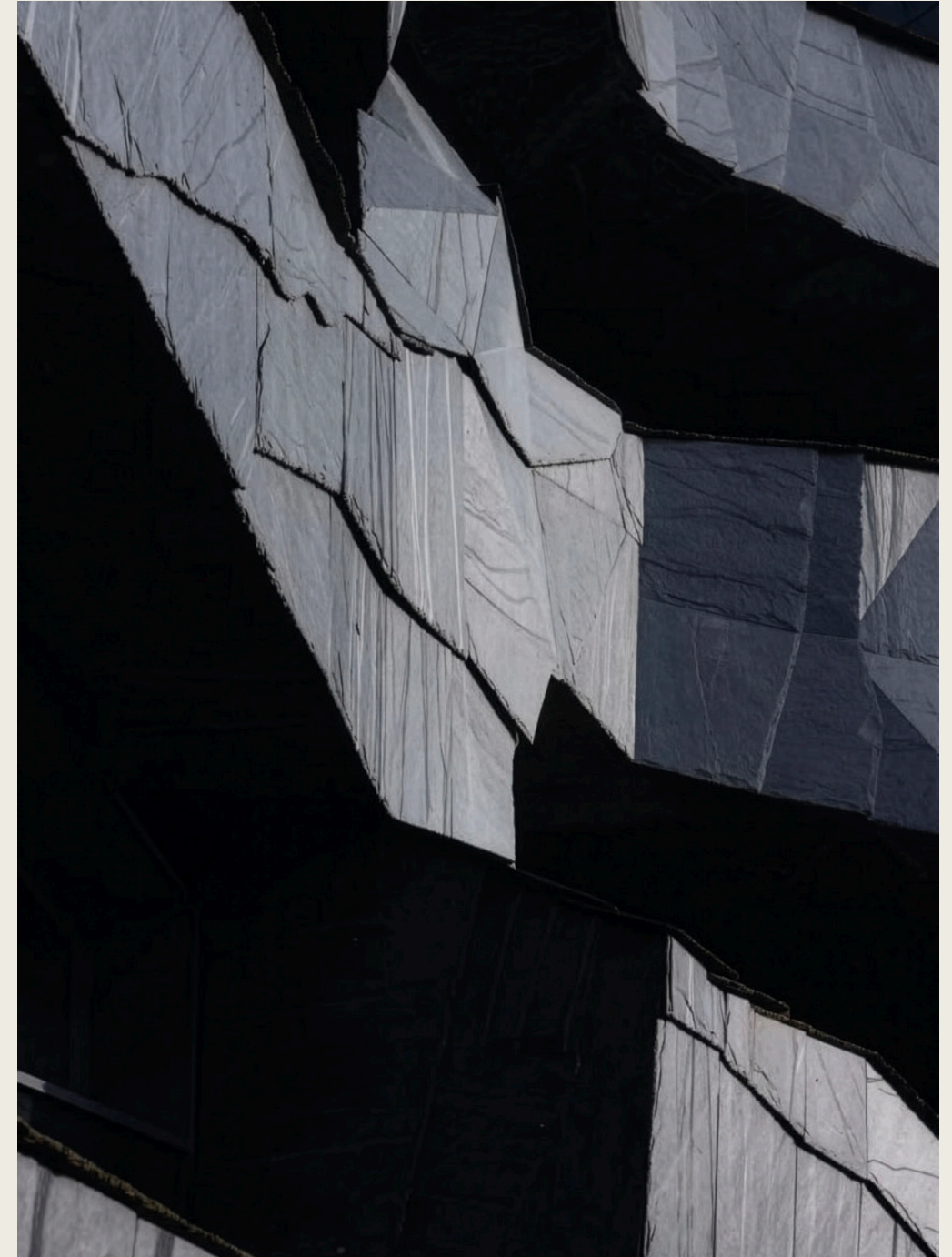
THE POETRY OF ROCK

35,000 pieces of slate · Each one unique

The north-west façade is the one that looks onto the Ordino valley, the one seen from the village, the one that defines the project's identity. Jean Nouvel designed it as a continuation of the rock walls that flank the valley: more than 35,000 pieces of slate of different sizes and angles, placed one by one on an aluminium structure, create a surface that looks as though it has been carved by thousands of years of erosion.

No two pieces are alike. No two shadows are alike at any time of day. The façade lives, changes, breathes with the light.

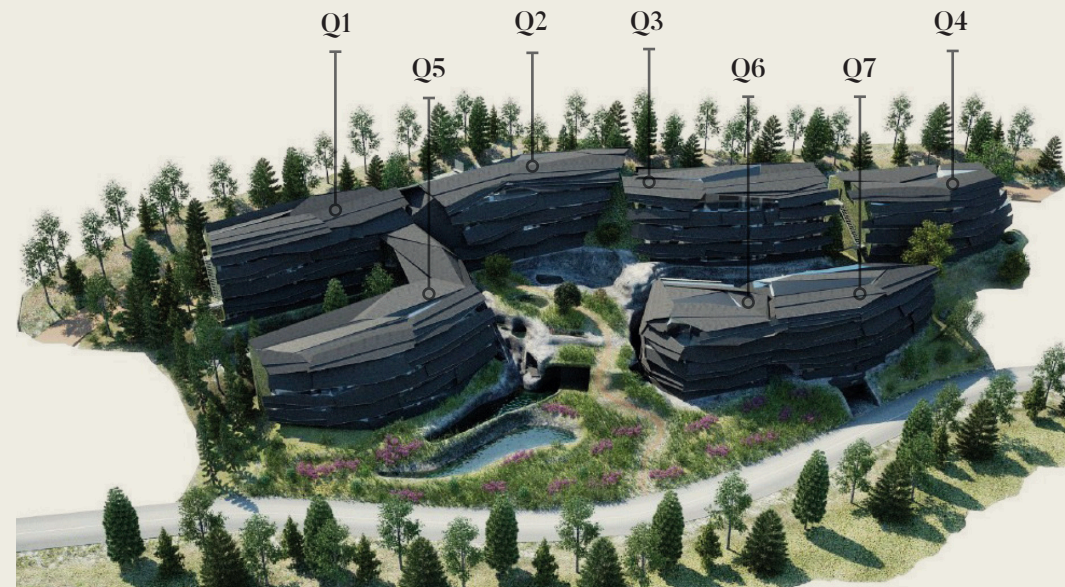
The pivoting windows, made of Forster steel, are set into the slate as openings that appear natural: cracks in the rock through which the mountain filters.



CONCEPTUALISATION AND DESIGN

THE SITE LAYOUT

The seven monoliths



The complex is made up of seven independent buildings that shape the landscape of the plot. Each has its own volumetric personality, its own orientation and its own relationship with the terrain. No two are alike. Each building has 4 floors of homes arranged vertically, connected by a private lift from the garage.





CONCEPTUALISATION AND DESIGN

THE HOMES

51 units, minimum surface area: 250 m²

No two units are alike. Each home has been individually designed according to its position within the building, its orientation, its views and the topography of the land. This uniqueness is one of the project's most exceptional qualities.

All units include a private garage, private lift, Family Room, private terrace with barbecue, and access to all communal and wellness areas.





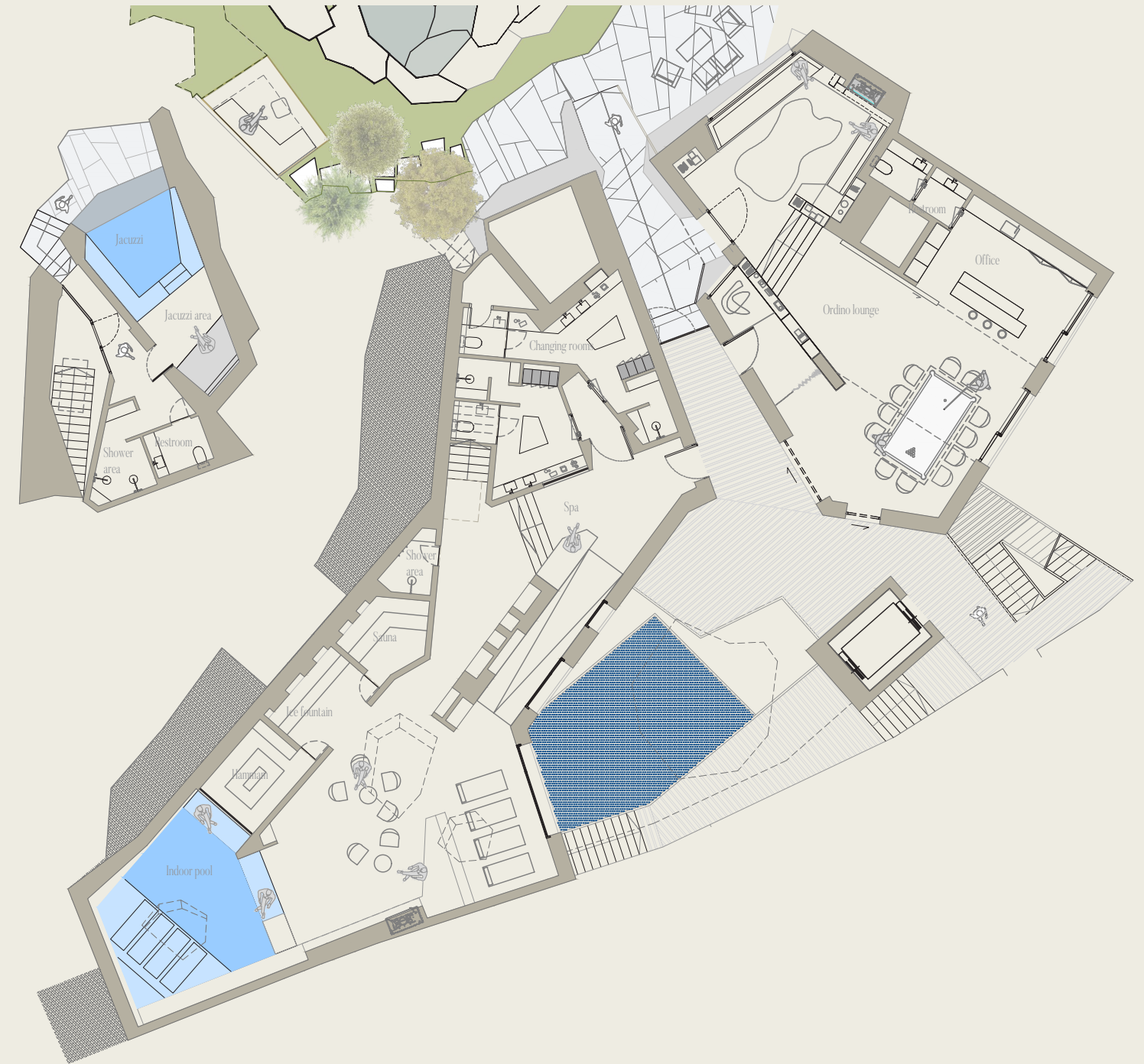
COMMUNAL AREAS

THE WELLNESS

Designed by Jean Nouvel
for the wellbeing of its residents

The communal areas of La Querola d'Ordino are an extension of the architectural concept: spaces designed by Jean Nouvel with the same obsession for materials and light that defines the homes. They are located within a tall stone cone in the lower area of La Querola Q2, with direct access from the gardens.

Residents can enjoy spacious, beautifully appointed communal areas, as well as a Wellness area designed by Jean Nouvel, with every amenity including a relaxation zone, hammam, sauna, yoga room, fitness room and an extraordinary semi-outdoor jacuzzi, plus an outdoor swimming pool.





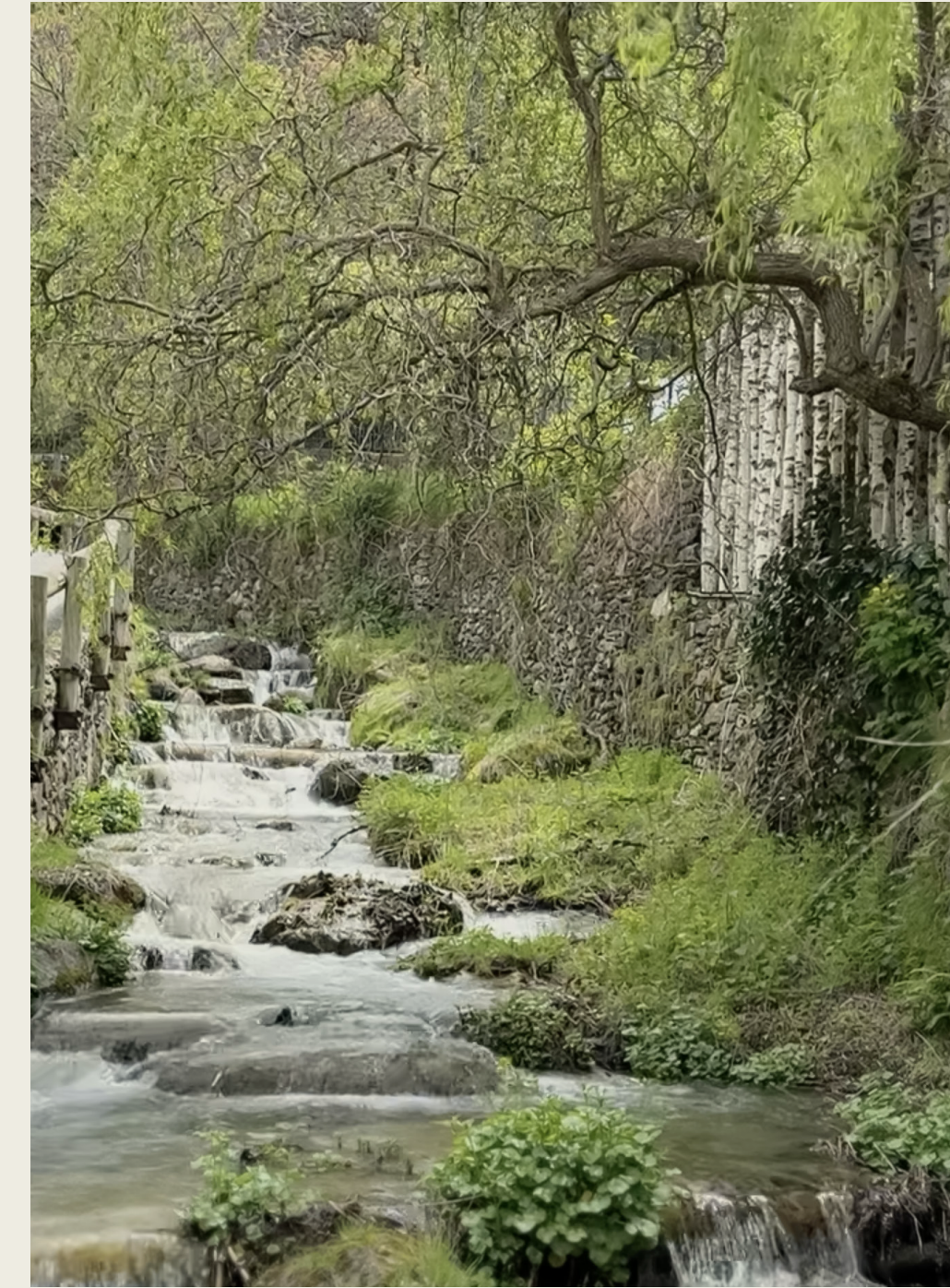
COMMUNAL AREAS

THE OUTDOOR SPACE

Native species · Rocks · Ponds · Lake

The gardens that link the seven buildings have been designed following the same philosophy as the project: not to intervene, but to inhabit. The plant species are native to the Andorran Pyrenees, selected to be entirely self-sufficient. The lake water comes from the mountain.

Wooden walkways and stone paths connect the buildings without residents ever needing to use a vehicle within the grounds. La Querola d'Ordino is, literally, a REFUGE in which a home has been built.



INNOVATION, SUSTAINABILITY AND DESIGN

ENERGY EFFICIENCY

A+ Certification · Samsung Geothermal · Minimal consumption

La Querola d'Ordino is one of the most energy-efficient residential complexes in Europe. The geothermal system provides heating, cooling and domestic hot water through Samsung heat pumps with an approximate COP of 5: for every unit of energy consumed, five are produced.

The energy certification is A, the highest under Andorran regulations. Winter heating costs are notably lower than with any conventional system.



INNOVATION, SUSTAINABILITY AND DESIGN

GEO THERMAL ENERGY

170 wells of 120 m · Samsung · COP 5 · A Certification

The geothermal system at La Querola d'Ordino is one of the most sophisticated installed in a residential development in Europe. 170 wells, 120 metres deep, draw a constant 12°C temperature from the subsoil in winter, enough to power the Samsung heat pumps that heat every home and produce domestic hot water.



INNOVATION, SUSTAINABILITY AND DESIGN

HOME AUTOMATION

Lutron · Total control · Smart integration

The Lutron home automation system fully controls every installation in each home from a single touch panel or smartphone. Lutron is the world's leading reference in control systems for luxury residences.

Lighting with full control of intensity and scenes, individually tailored to each home. Climate control integrated with the Samsung geothermal system, with temperature control by room. Blinds and screens with full motorisation, controllable by scene or automatically according to sunlight. Motorised windows with remote control for opening and closing skylights and pivoting windows. Security integrated with the complex's access system. Remote control via smartphone app, accessible from anywhere in the world.



INNOVATION, SUSTAINABILITY AND DESIGN

KITCHEN DESIGN

Martinez-Otero · Jean Nouvel · Miele

The kitchen cabinetry was exclusively designed by Ateliers Jean Nouvel and built by Martinez-Otero, an interior design firm with top-tier projects worldwide. All essential elements — fronts, structure, island — are unique to La Querola d'Ordino.



INNOVATION, SUSTAINABILITY AND DESIGN

TERRACES

Total privacy and forest views

Every home has large private terraces on the south façade, facing the forest. The kitchen's sliding glass doors open completely to eliminate the boundary between indoors and out. The Erebus barbecue — designer, solid steel — is an architectural element, not an add-on.

Ground-floor units have a private garden with an integrated chill-out area, designed as a continuation of the interior: the same wooden flooring, the same language of materials, just beneath the Pyrenean sky.



INNOVATION, SUSTAINABILITY AND DESIGN

THE FAMILY ROOM

The space that redefines luxury

Every home at La Querola d'Ordino has a family room on the ground floor: a large space with the same finishes as the rest of the house, with a large fireplace as its centrepiece, a fully equipped office/pantry area and a bar with wine fridges.

Its design imposes no particular use. It can be a home cinema, a billiards room, a wine cellar, a games room, a library or a music studio. Each owner decides how to use it. What the project does define is that this space exists, and that it is generous and noble.

Connection and circulation between the three levels is provided by a private lift and a wide wood-and-steel staircase, with built-in shelving that can be used as a library or to display art. An exterior staircase also provides a connection.





INNOVATION, SUSTAINABILITY AND DESIGN

WOOD

From outside in. Without interruption

At La Querola d'Ordino, wood is not a finish. It is the thread that ties the exterior to the interior, the façade to the floor, the floor to the walls.

To the south, the façade is clad in treated pine that ages gracefully into a natural silvery grey, with no maintenance or artifice required. A wood that changes with time, just like the landscape itself.

Inside, oak wraps around everything: large-format flooring, walls, floor-to-ceiling doors that blend into the space until they almost disappear. The same wood, treated with different textures for each surface, creates a visual continuity that brings warmth and sophistication to every room.

At the heart of the kitchen, a unique piece: a large solid oak table designed by Jean Nouvel and handmade by French craftsmen. The same material that clads the house, sculpted as a signature object.

Wood does not decorate La Querola. It builds it.



INNOVATION, SUSTAINABILITY AND DESIGN

LIGHTING

Light as an architectural element

At La Querola d'Ordino, light does not depend on windows alone. Every home has its own lighting design: mirrors — positioned individually in each unit — capture the light coming from outside and multiply it inward, allowing the landscape of the Ordino valley to enter and remain. A decision that is not decorative. It is architectural.

Artificial lighting is provided by Viabizzuno, an internationally renowned Italian company, with its N55 system adapted specifically for La Querola: maximum light quality, minimal consumption and a certified service life of 70,000 hours. Its integration covers every corner of the project, from the homes to the communal areas.

Control of the entire system — natural and artificial light — is managed through Lutron, the leading home-automation platform for high-end residential projects, active 24 hours a day.

Natural light amplified. Artificial light designed.



INNOVATION, SUSTAINABILITY AND DESIGN

GESSI

Where architecture ends, detail begins

The taps and fittings at La Querola are by Gessi, the Italian brand from Milan that furnishes the world's most exclusive bathrooms. A family-run company that sees the tap not as an accessory, but as a piece of design — an everyday gesture elevated to an object.

Exclusive finishes, impossible to find anywhere else, were developed for La Querola. Two palettes that respond to the project's duality: anthracite in the north-façade bathrooms, where slate rules; caramel in the south-façade bathrooms, in dialogue with the warmth of the wood.

Two finishes. The same standard of excellence.





THE HOMES



TPOLOGIES

GROUND FLOOR

The home features a carefully designed rest area comprising an elegant master suite with a full bathroom and two additional suites, also with private bathrooms, designed to ensure comfort and privacy in everyday life. This floor is completed by a practical powder room.

The day area has been designed as a wide, open space where the kitchen with office integrates naturally with the living room, creating a bright, welcoming and highly functional environment. A well-resolved hallway connects the different rooms and leads to a spectacular garden with terrace and outdoor areas that enhance the sense of space and strengthen the connection with the surroundings.

On the entrance level, the home has a spacious garage, an elegant entrance hall and a large "Family Room", perfect as a leisure room, cinema, games room or multi-purpose space for the whole family. This level also includes a full bathroom, dressing room and separate laundry room, adding comfort and versatility to the home.

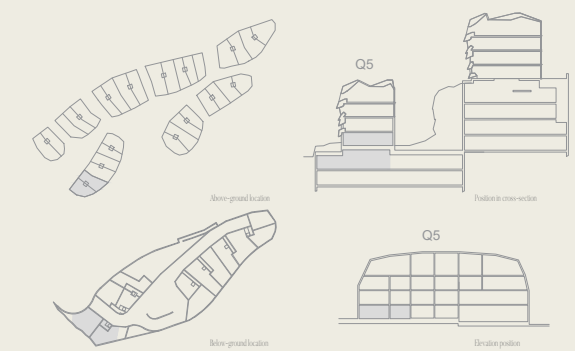


GROUND FLOOR

Q5 - BAIX A

Open-plan kitchen with dining area and living space	63,47 m²
Masters suite with en-suite bathroom	37,79 m²
Bedroom suite with en-suite bathroom	22,99 m²
Bedroom suite with en-suite bathroom	19,97 m²
Toilet	2,14 m²
Circulation area	4,12 m²
Garden, terrace and outdoor spaces	233,80 m²

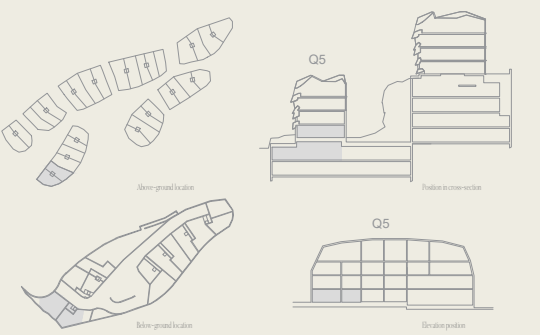
Total living area 653,05 m²



ENTRY LEVEL

Q5 - BAIX A

Garage	82,03 m²
Entrance hall	47,93 m²
Family room	45,63 m²
Full bathroom	5,18 m²
Closet	4,76 m²
Laundry	5,06 m²

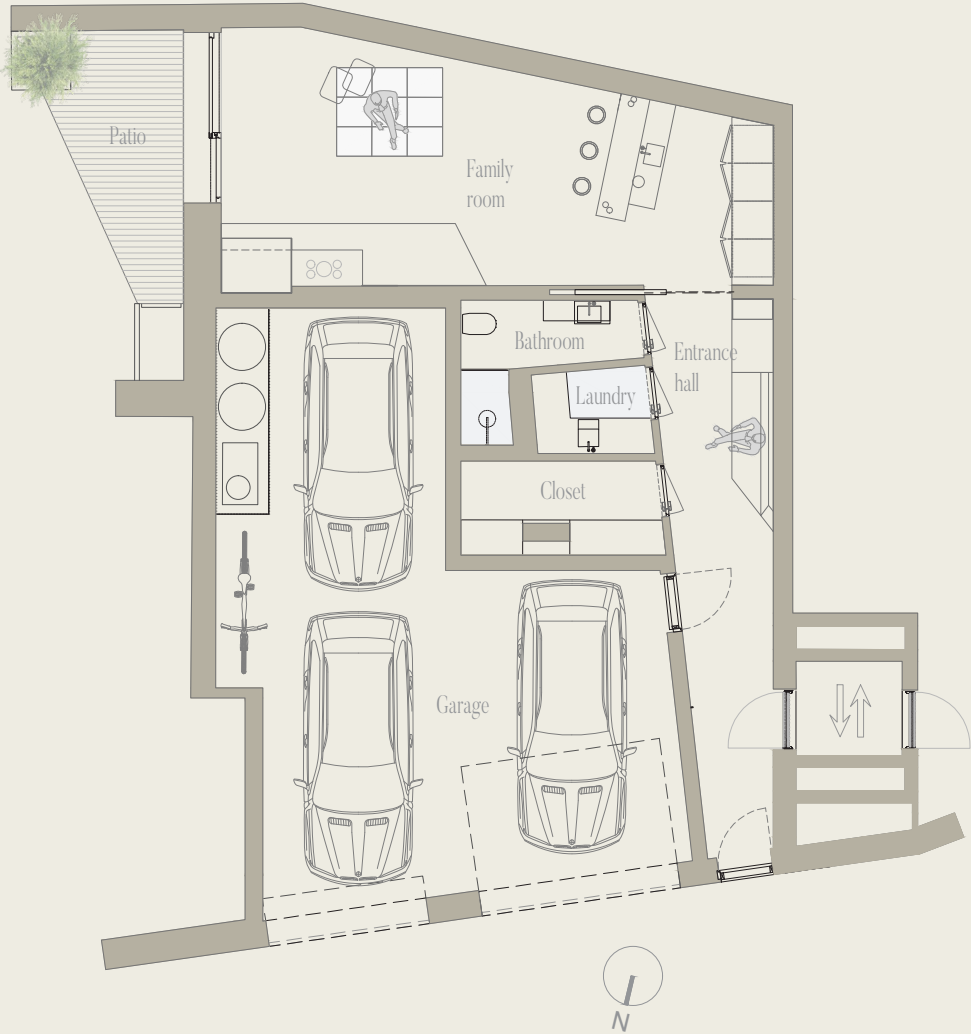




TYPOLOGIES FIRST FLOOR

The day area is arranged as an open, light-filled space where the kitchen with office integrates naturally with the living room, creating a warm and functional atmosphere. A hallway connects the different rooms to a large cantilevered terrace and outdoor areas, which extend the home and strengthen the connection with its surroundings.

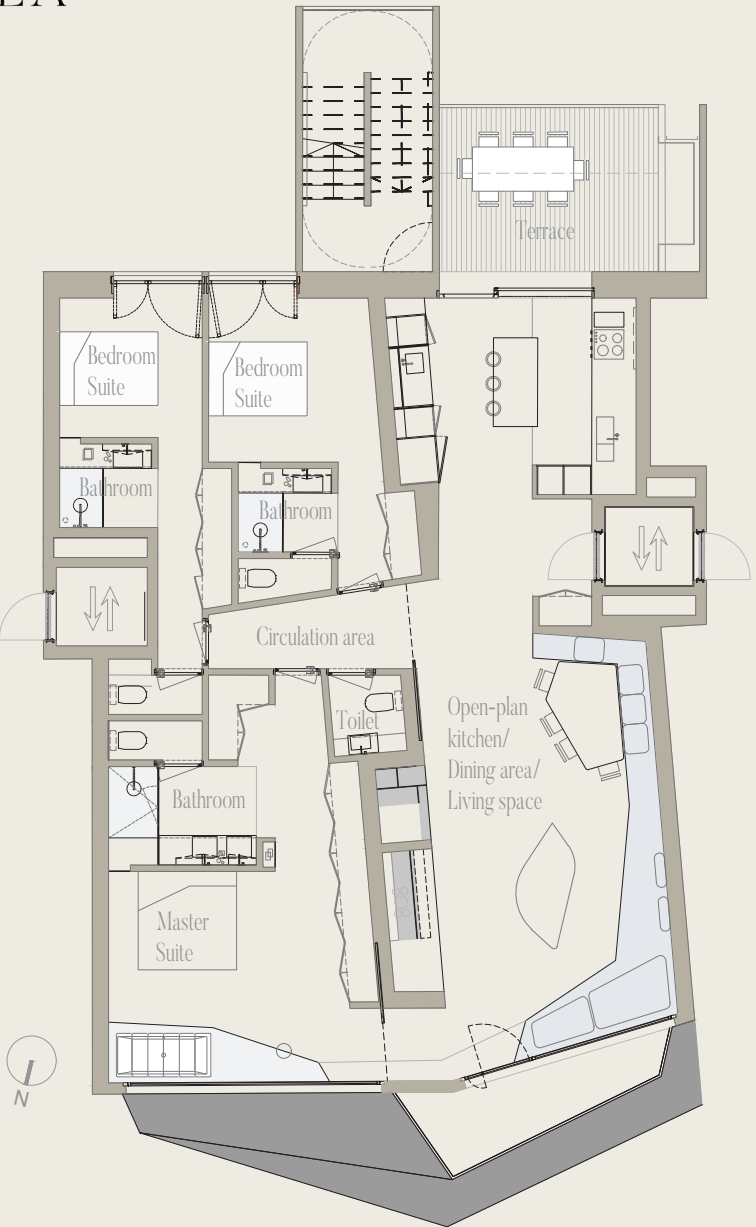
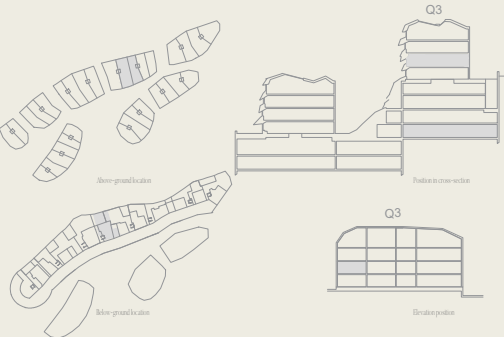
On the entrance level, the home has a spacious garage with capacity for several vehicles and an elegant welcoming entrance hall. A spacious “Family Room” stands out, perfect as a leisure area, cinema room or multi-purpose space to enjoy as a family. This level also includes a full bathroom, dressing room, separate laundry room and an interior courtyard that brings in natural light and a pleasant sense of space.



ENTRY LEVEL

Q3 - PRIMER A

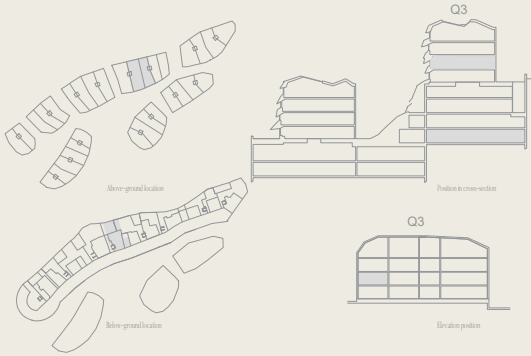
Garage	56,51 m ²
Entrance hall	16,73 m ²
Family room	36,07 m ²
Full bathroom	4,63 m ²
Closet	5,07 m ²
Laundry	2,83 m ²
Patio	8,74 m ²



FIRST FLOOR

Q3 - PRIMER A

Open-plan kitchen with dining area and living space	74,54 m ²
Master suite with en-suite bathroom	39,83 m ²
Bedroom suite with en-suite bathroom	19,92 m ²
Bedroom suite with en-suite bathroom	19,97 m ²
Toilet	2,41 m ²
Circulation area	5,75 m ²
Terrace	25,36 m ²
Total living area	361,37 m ²





TYPOLOGIES PENTHOUSE

The main rest floor houses an elegant master suite with a full bathroom and three additional suites, all with private bathrooms, designed to offer comfort, privacy and wellbeing. A spacious hallway connects the different rooms and gives a sense of breadth and flow to the entire night-time area.

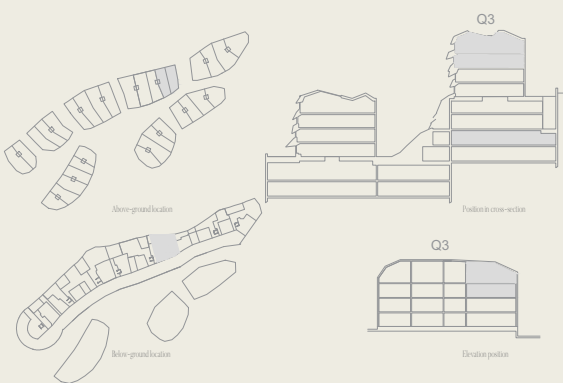
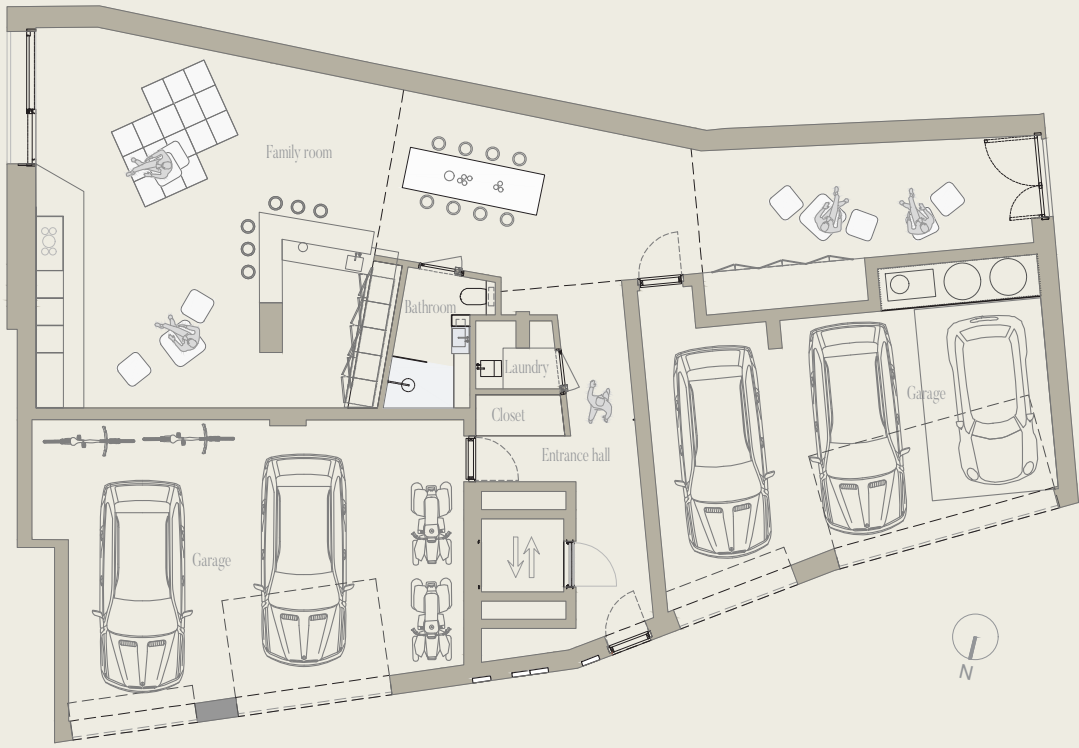
On the penthouse floor, the home opens onto a spectacular day area where the kitchen with office and the living room coexist in an open, bright and sophisticated setting. This level includes a powder room and connects to an impressive cantilevered terrace and generous outdoor areas, conceived as a natural extension of the home and perfect for enjoying the outdoors all year round.

The entrance floor completes the property with a spacious garage, an elegant entrance hall and a large “Family Room”, ideal as a leisure room, cinema or multi-purpose space for the whole family. This level also includes a full bathroom and dressing area, adding practicality and versatility to the home.

ENTRY LEVEL

Q3 - PENTHOUSE C

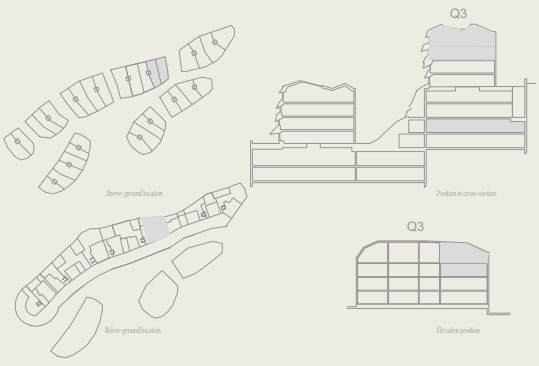
Garage	102,76 m ²
Entrance hall	14,39 m ²
Family room	106,71 m ²
Full bathroom	5,40 m ²
Closet	2,81 m ²

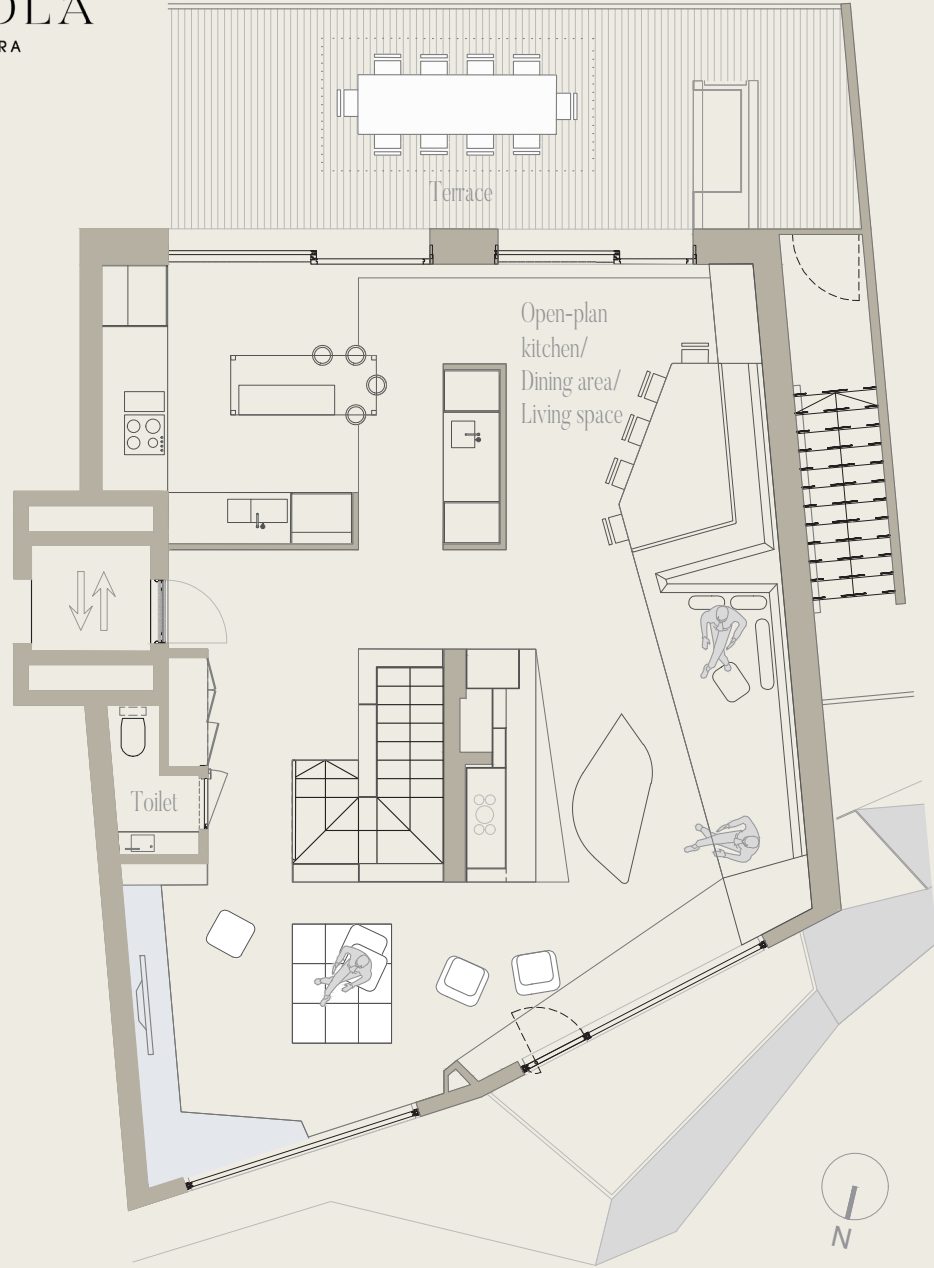


SECOND FLOOR

Q3 - PENTHOUSE C

Open-plan kitchen with dining area and living space	111,58 m ²
Master suite with en-suite bathroom	32,94 m ²
Bedroom suite with en-suite bathroom	31,83 m ²
Bedroom suite with en-suite bathroom	22,47 m ²
Bedroom suite with en-suite bathroom	21,01 m ²
Toilet	2,43 m ²
Circulation area	15,34 m ²

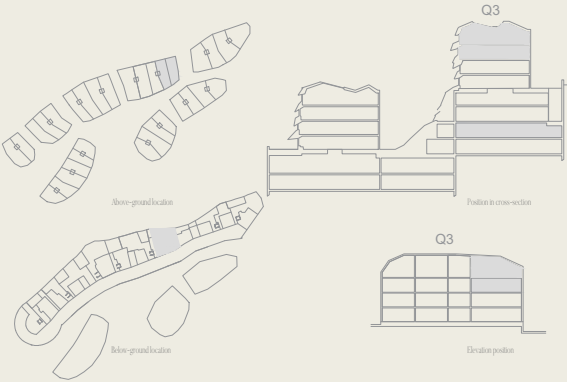




PENTHOUSE LEVEL

Q3 - PENTHOUSE C

Open-plan kitchen with dining area and living space	111,58 m ²
Toilet	2,43 m ²
Terrace and outdoor living spaces	65,38 m ²
Total living area	608,49 m ²



LA QUEROLA

ORDINO | ANDORRA

RECOGNITION

AWARDED AND
ACCLAIMED

Excellence has a name

“Best Real Estate and Sustainable Project in Andorra”

La Razón newspaper, Madrid, 26 April 2022

“Best Engineering Project” SEACE

Samsung Electronics Air Conditioner España, January 2022

“Best Architecture Multiple Residence”

International Property Awards 2023 - 2024

“Best Residencial Development” 20+ Units”

International Property Awards 2023 - 2024

“Best Luxury Sustainable Architecture Residential Development 2023”

Luxury Lifestyle Awards



Ateliers Jean Nouvel

RIBAS & RIBAS
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