

# Durán Carasso

Exclusive large-format commercial premises on  
Avenida Carlemany, Andorra la Vella

Ref. AD1032-2

<https://www.durancarasso.es>

# Exclusive large-format commercial premises on Avenida Carlemany

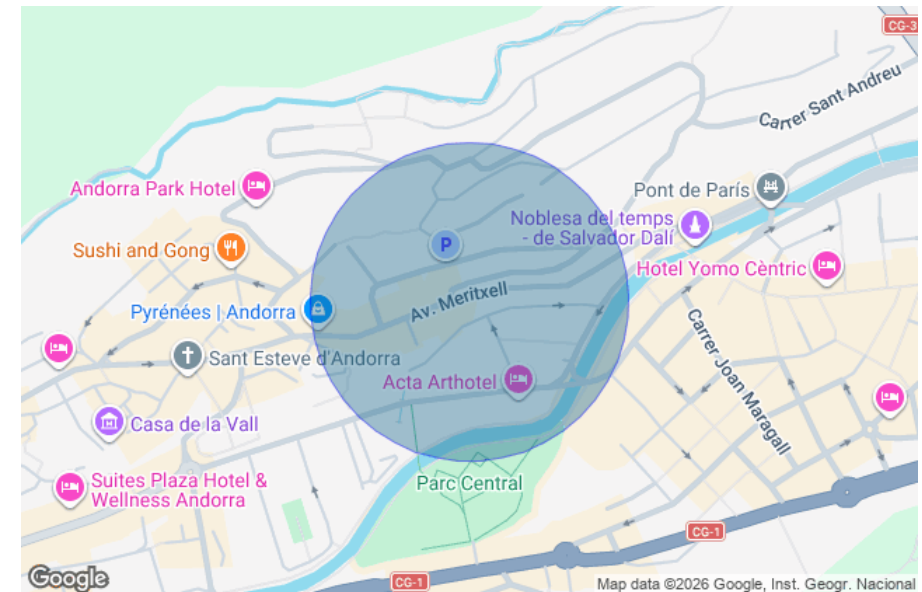
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## Visibility, Prestige and Versatility on the most covered street in Escaldes-Engordany

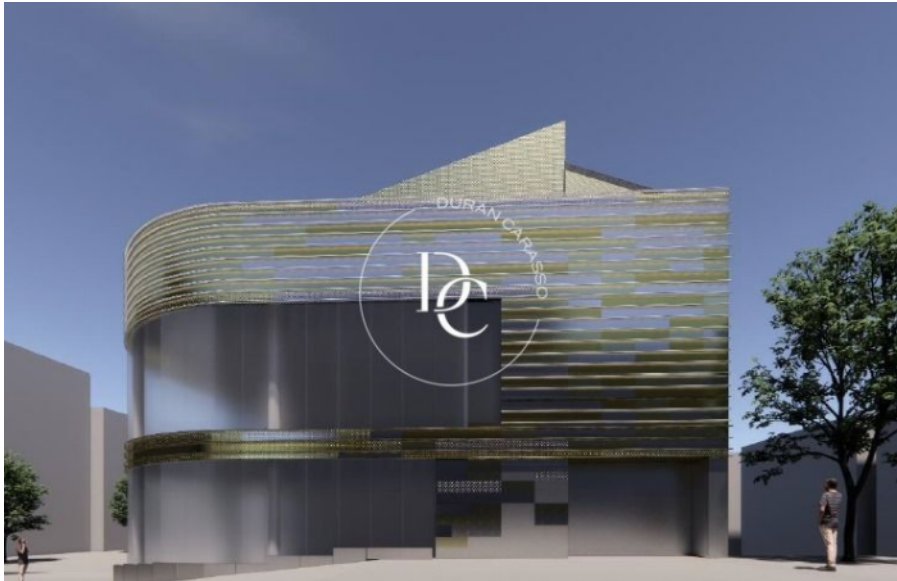
Durán Carasso presents an impressive new commercial space, located on the highest and most exclusive section of Avenida Carlemany, considered one of the most established and prestigious commercial thoroughfares in the Principality of Andorra. A strategic location, surrounded by leading brands and with very high pedestrian traffic, guarantees maximum visibility and commercial potential. The space, delivered in shell condition, has a total area of 1,770.25 m<sup>2</sup>, functionally distributed across four floors, allowing for the development of ambitious and versatile commercial projects: Basement: 519.07 m<sup>2</sup>, ideal for storage, logistics, technical areas, or complementary spaces. Ground floor: 551.78 m<sup>2</sup>, with direct street access, perfect for a customer service area and maxim...

Surface	1,772 m <sup>2</sup>
Monthly rent	65,000 €
Transfer price	0 €

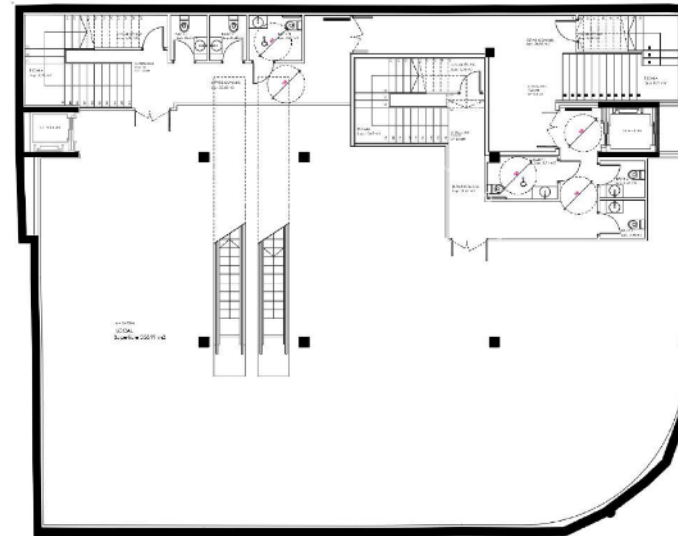


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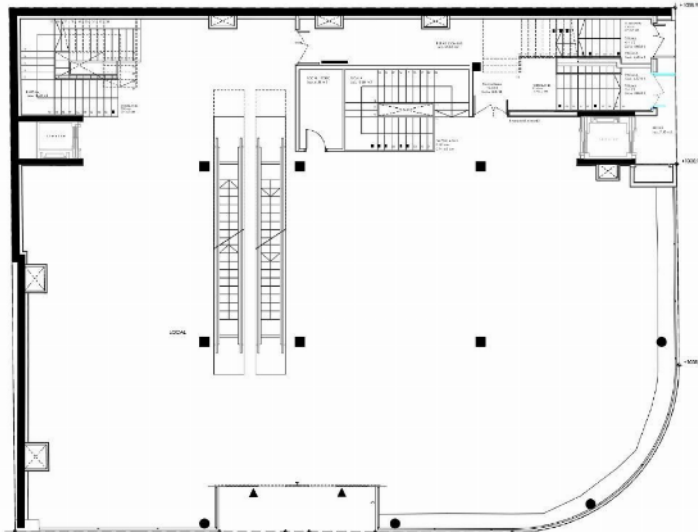


Durán Carasso  
GRUPO INMOBILIARIO



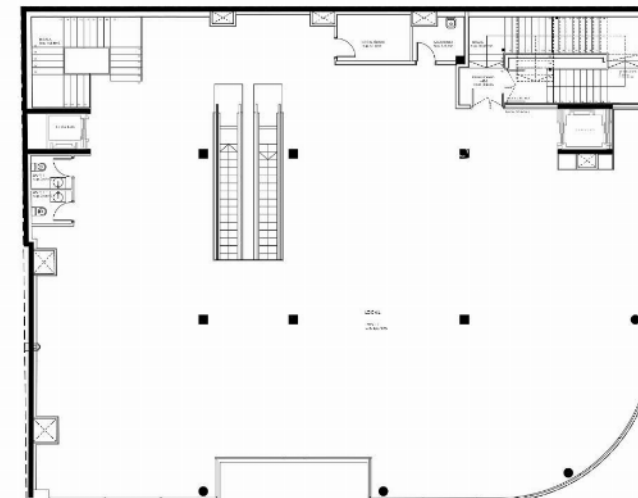
Planta soterrani

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Planta baixa

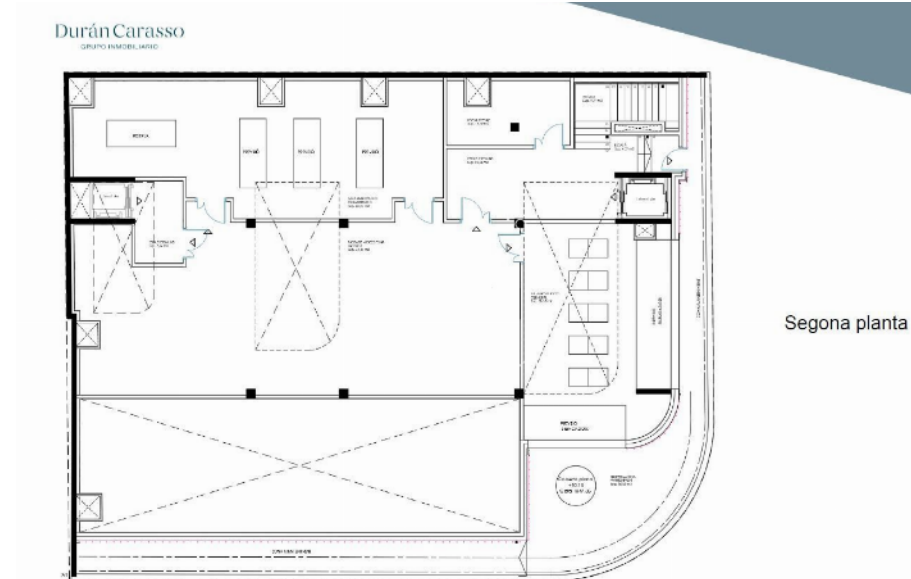
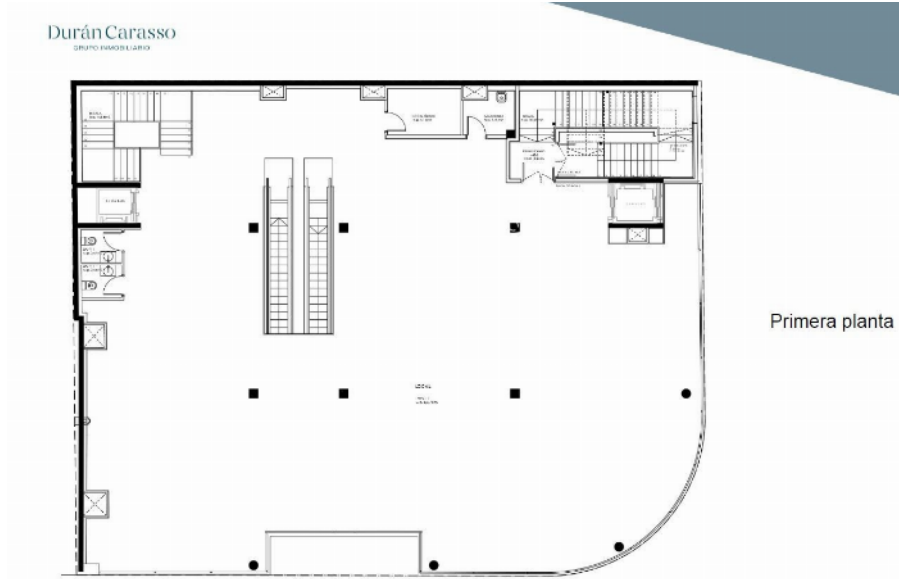
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Primera planta

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INMOBILIARIO

PLANTES	LOCALS	SUP COMUNS
Planta Soterrani	5,97 m <sup>2</sup>	43,53 m <sup>2</sup>
Planta Baixa	5,17 m <sup>2</sup>	56,70 m <sup>2</sup>
Planta Primera	559,55 m <sup>2</sup>	37,60 m <sup>2</sup>
Planta Segona	142,04 m <sup>2</sup>	362,44 m <sup>2</sup>
<b>SUP LOCAL</b>	<b>1.772,25 m<sup>2</sup></b>	
<b>SUP COMUNS</b>		<b>500,27 m<sup>2</sup></b>
<b>SUP CONSTRUÏDA</b>		<b>2.272,52 m<sup>2</sup></b>

# Durán Carasso

## INVERSIONES

C/ de la Unió, 9  
+376 841 800 • AD700 Escaldes-Engordany

<https://www.durancarasso.es>

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