

# Durán Carasso

Premium Opportunity on Andorra's Most  
Prestigious Avenue, Andorra la Vella

Ref. AD1036

<https://www.durancarasso.es>

# Premium Opportunity on Andorra's Most Prestigious Avenue

Ref. AD1036



## 1,771.63 m<sup>2</sup> with dual street frontage and flexible division options for high-end brands

Prime retail space located at the top section of Av. Meritxell, the most prestigious commercial street in Andorra la Vella.

With entrances on both sides and façades on two busy streets, the premises ensure maximum visibility and foot traffic. Perfect for flagship stores, international brands, or large-format showrooms.

Layout by floor:

Ground Floor (Av. Meritxell): 766.36 m<sup>2</sup>

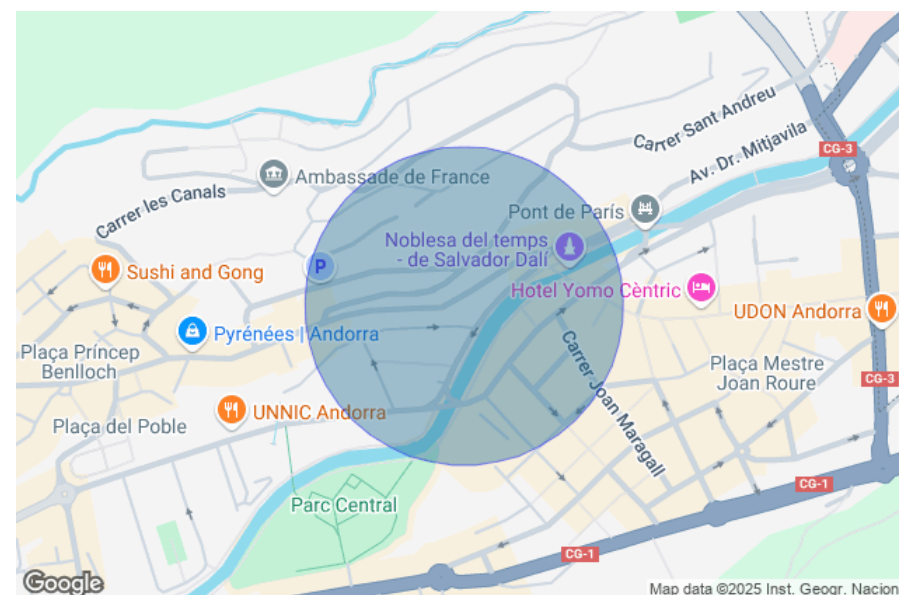
Basement Level -1: 766.36 m<sup>2</sup>

Street Level (Prat de la Creu): 238.91 m<sup>2</sup>

Division options:

GF + B-1 + B-2 (636.75 m<sup>2</sup>) ? €39,000/month

GF + B-1 (517.29 m<sup>2</sup>) ? €34,000/month



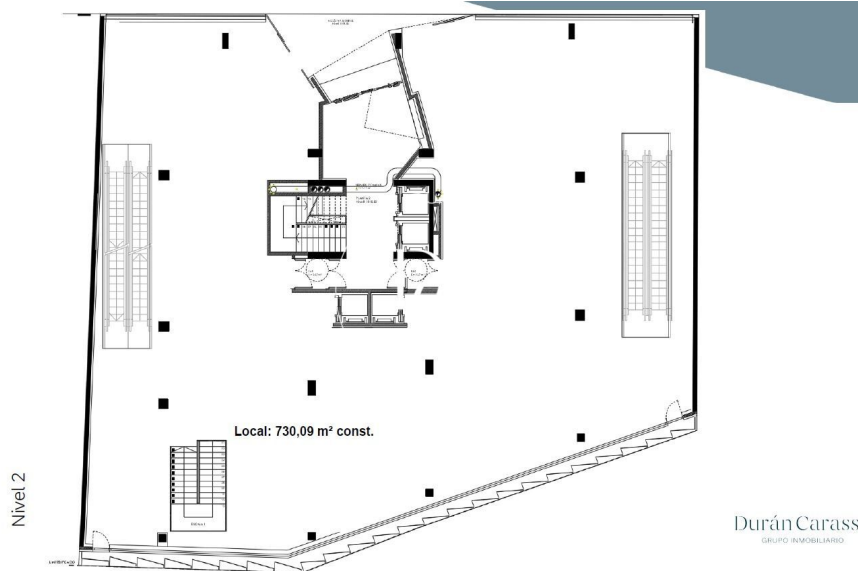
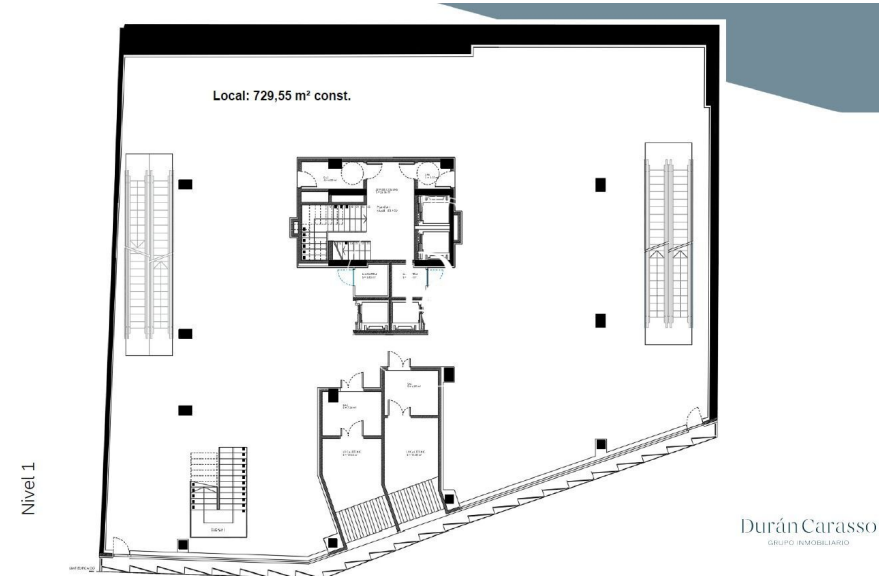
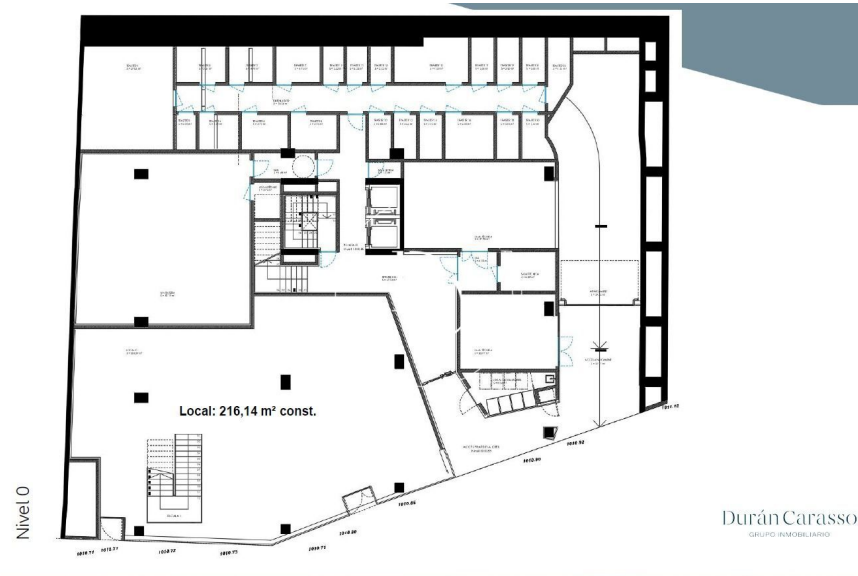
Surface	1,772 m <sup>2</sup>
---------	----------------------

Monthly rent	70,000 €
--------------	----------

Transfer price	0 €
----------------	-----

# Premium Opportunity on Andorra's Most Prestigious Avenue

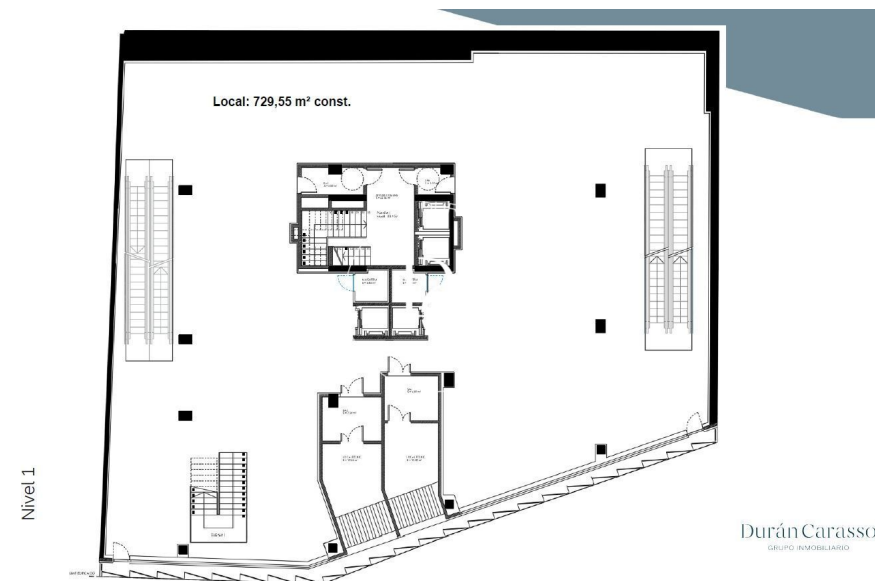
Ref. AD1036





# Premium Opportunity on Andorra's Most Prestigious Avenue

Ref. AD1036



# Durán Carasso

## INVERSIONES

Avda. del Fener, 4 2ª  
+376 841 800 • AD700 Escaldes-Engordany

<https://www.durancarasso.es>

The data of each property is not part of an offer or a contract. Statements made by Durán Carasso Grupo Inmobiliario, verbally or in writing, regarding the property, its condition, or its value, should not be considered accurate or factual. The photographs only show specific parts of the property as they were at the time they were taken. The dimensions, areas, and distances provided are approximate and should be verified by the client. Computer-generated images are only an indication of the possible appearance of the property and may change at any time. Information regarding a property is subject to change at any time.