

Durán Carasso

Exclusive large-format commercial premises on
Avenida Carlemany, Les Escaldes

Ref. AD1032-2

<https://www.durancarasso.es>

Exclusive large-format commercial premises on Avenida Carlemany

Ref. AD1032-2



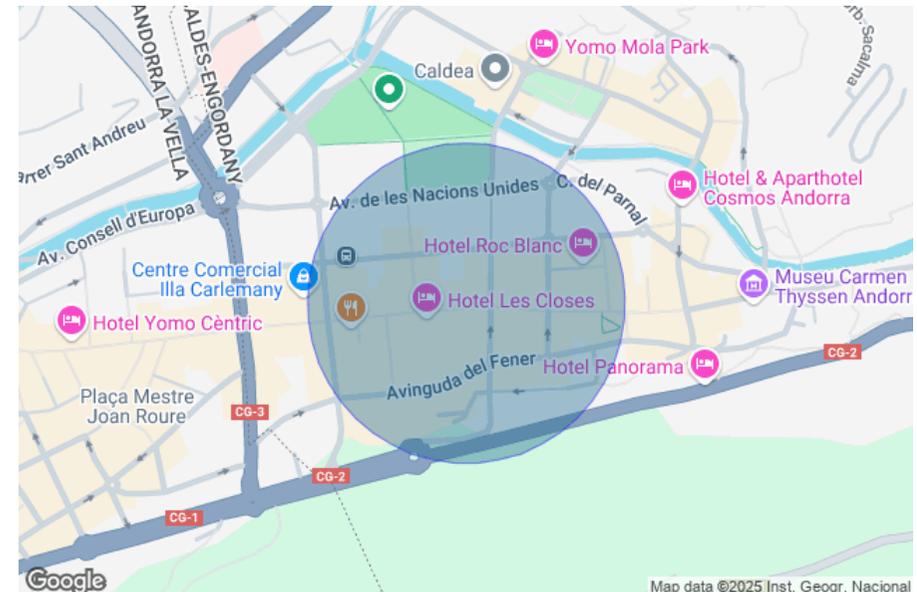
Visibility, Prestige and Versatility on the most covered street in Escaldes-Engordany

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 m², functionally distributed across four floors, allowing for the development of ambitious and versatile commercial projects: Basement: 519.07 m², ideal for storage, logistics, technical areas, or complementary spaces. Ground floor: 551.78 m², with direct street access, perfect for a customer service area and maxim...

Surface	1,772 m ²
---------	----------------------

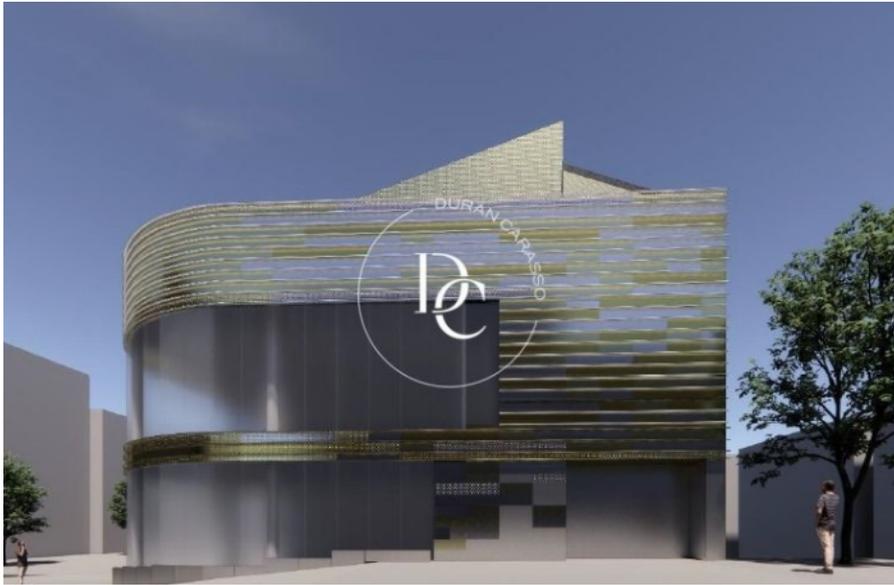
Monthly rent	65,000 €
--------------	----------

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

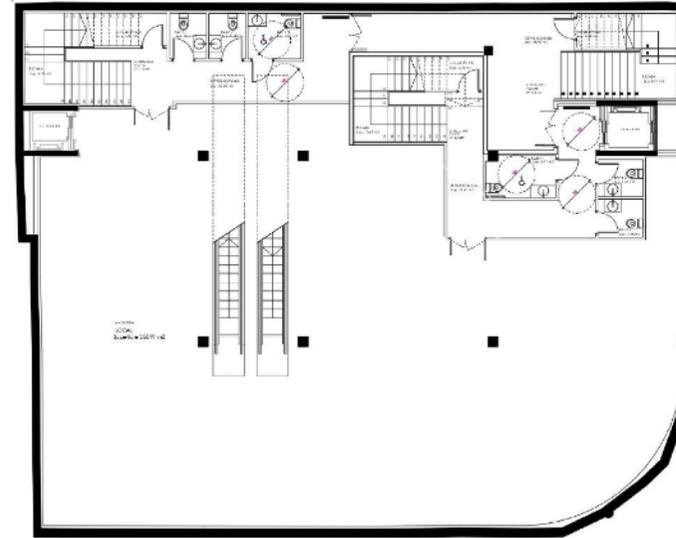


Exclusive large-format commercial premises on Avenida Carlemany

Ref. AD1032-2

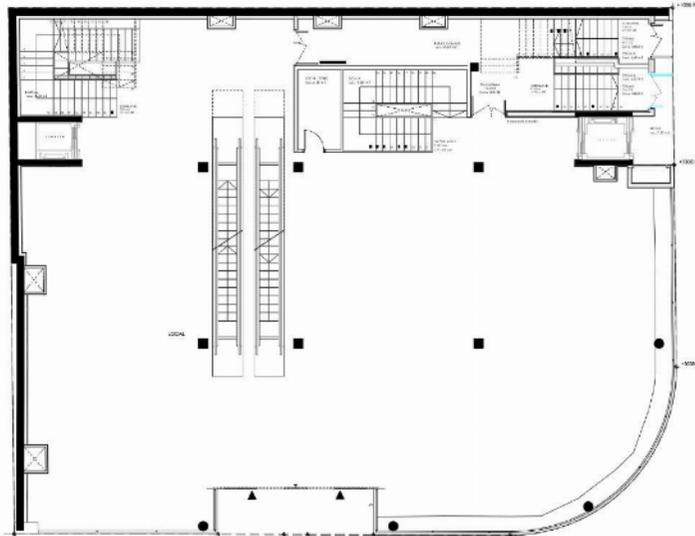


Durán Carasso
GRUPO FAMILIAR



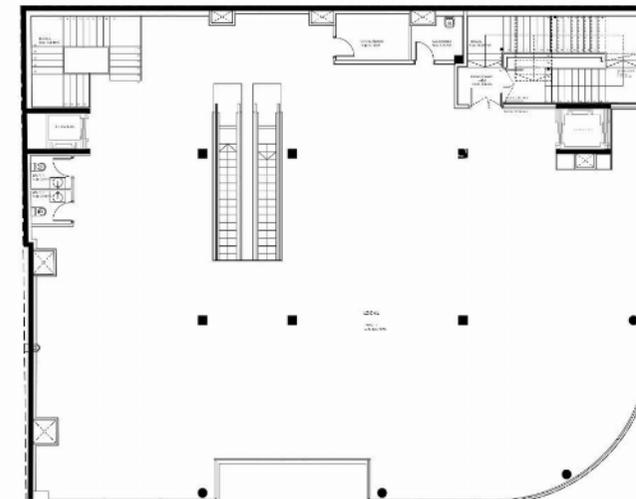
Planta soterrani

Durán Carasso
GRUPO FAMILIAR



Planta baixa

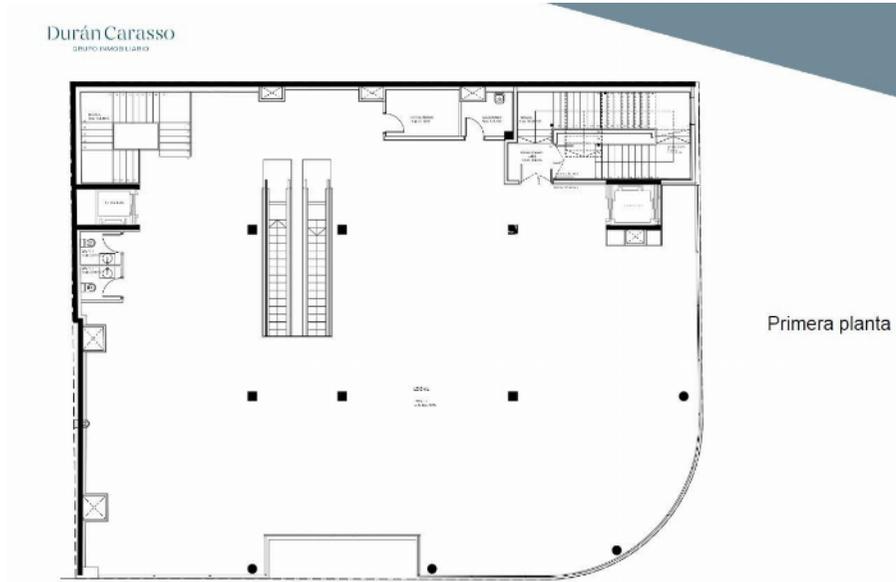
Durán Carasso
GRUPO FAMILIAR



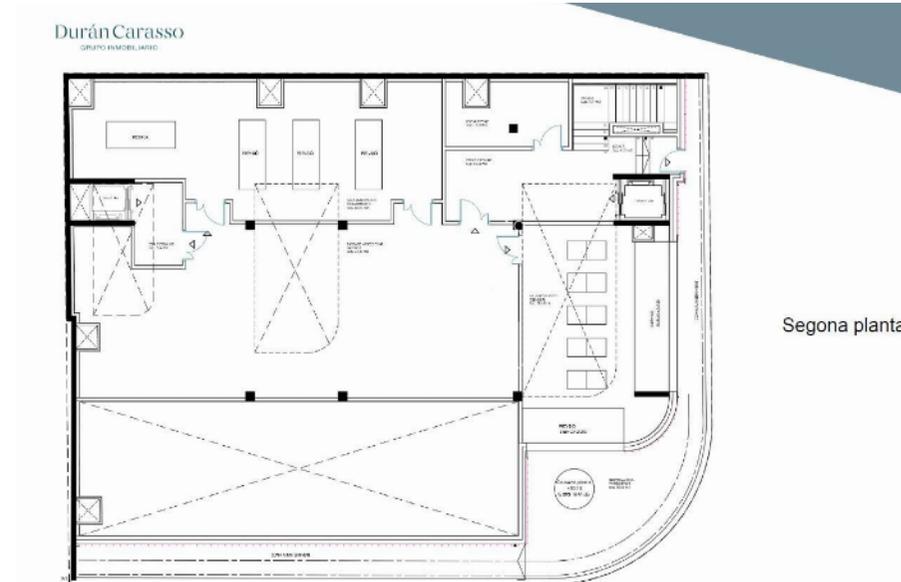
Primera planta

Exclusive large-format commercial premises on Avenida Carlemany

Ref. AD1032-2



Primera planta



Segona planta

n Carasso
GRUPO INMOBILIARIO

PLANTES	LOCALS	SUP COMUNS
Planta Soterrani	5,97 m ²	43,53 m ²
Planta Baixa	5,17 m ²	56,70 m ²
Planta Primera	559,55 m ²	37,60 m ²
Planta Segona	142,04 m ²	362,44 m ²
SUP LOCAL	1.772,25 m²	
SUP COMUNS		500,27 m²
SUP CONSTRUÏDA		2.272,52 m²

Durán Carasso

INVERSIONES

C/ de la Unió, 9
+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.