

Durán Carasso

Strategic commercial space for rent in Avenida
Carlemany of 850m2, Les Escaldes

Ref. 6062

<https://www.durancarasso.es>

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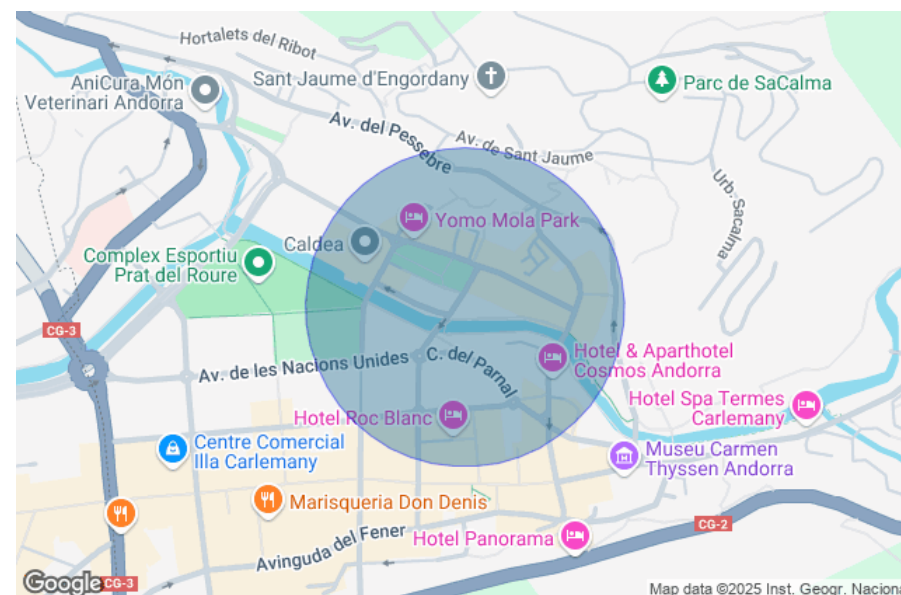
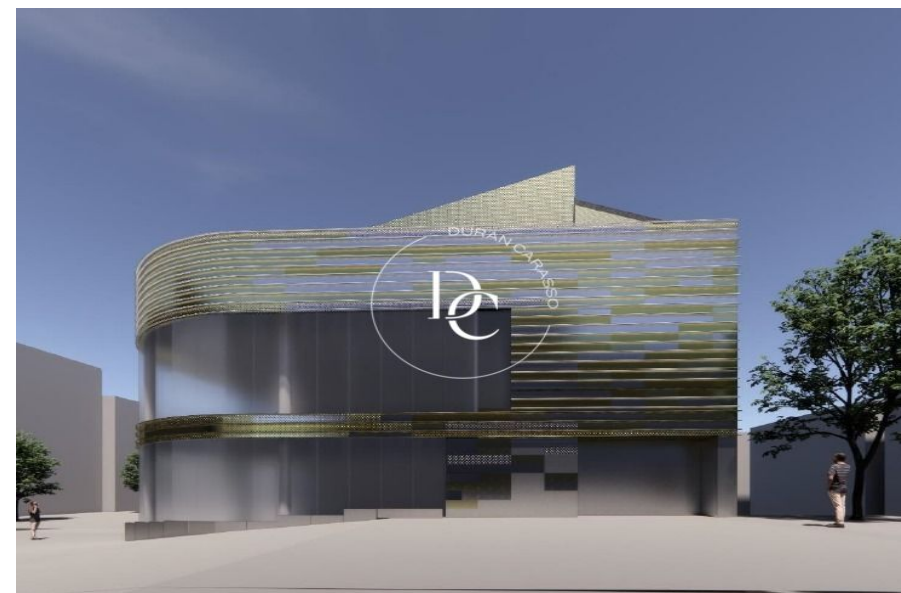
Ideal for brands looking for premium visibility in the heart of Escaldes

In the heart of the Andorran trade hub, we present this exclusive commercial space of 851.75 m², distributed vertically to maximize the use of space and brand image. Located directly on Carlemany Avenue, the busiest and most coveted shopping street in Escaldes-Engordany, this property is perfect for high-end fashion, technology, health or catering firms. The space is divided into three useful plants: Ground floor of 253.79 m² with direct entrance from the street, ideal for exhibition and customer service. First floor of 559.36 m², designed for sales areas, offices or technical areas. Second floor of 38.60 m², perfect as a private office or meeting room. This configuration does not include a basement, making it an optimal choice for businesses that prioritize visibility, natural lig...

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| Surface | 850 m ² |
|---------|--------------------|

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|--------------|----------|
| Monthly rent | 34,000 € |
|--------------|----------|

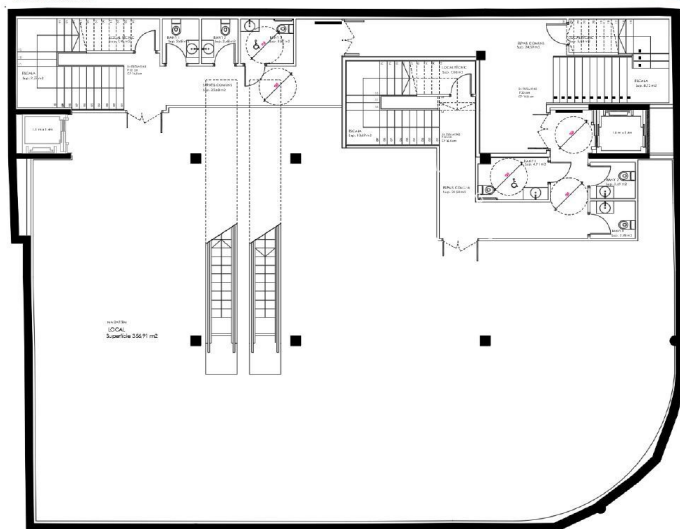
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| Transfer price | 0 € |
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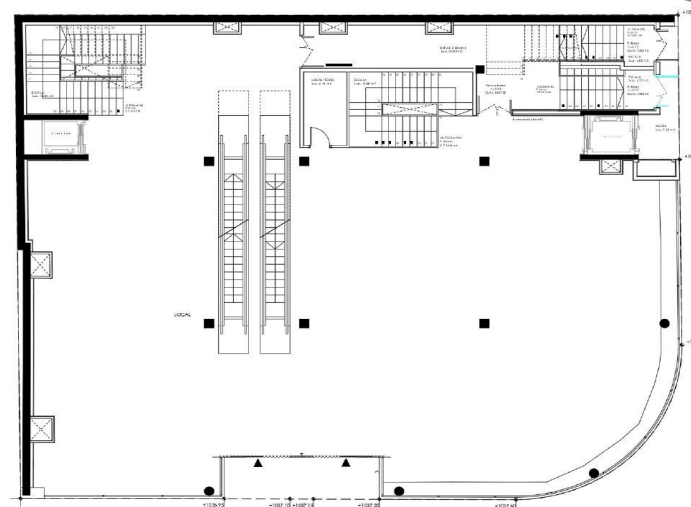
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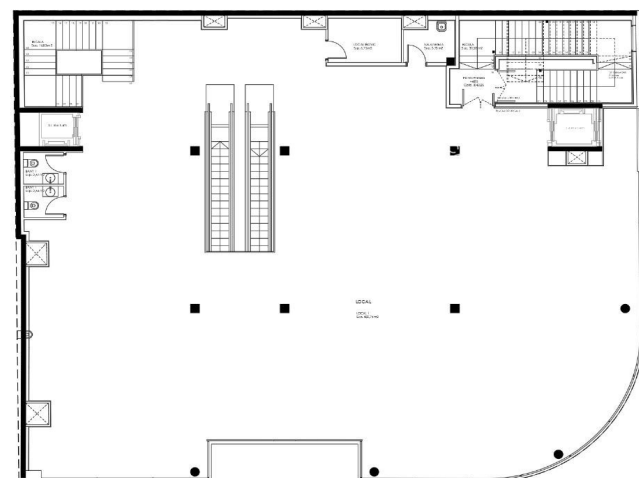
Planta soterrani

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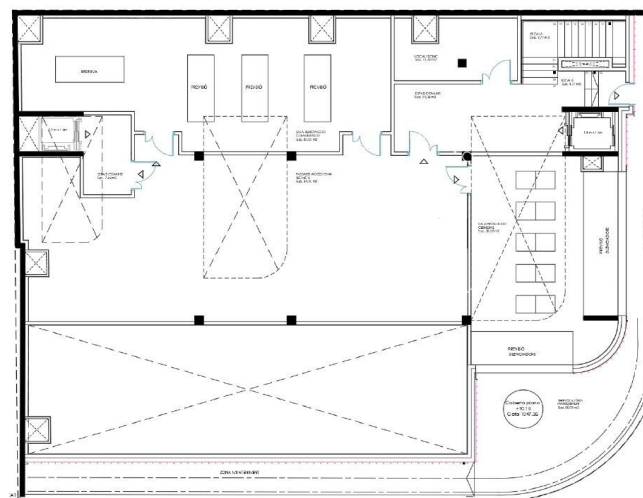
Planta baixa

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Primera planta

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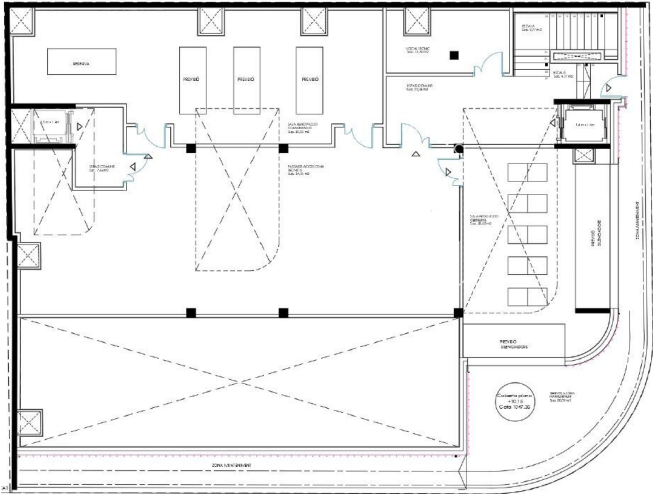
Segona planta

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Segona planta

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| PLANTES | LOCALS | SUP COMUNS |
|------------------|-------------------------|-------------------------|
| Planta Soterrani | 5,97 m ² | 43,53 m ² |
| Planta Baixa | 51,78 m ² | 56,70 m ² |
| Planta Primera | 559,25 m ² | 37,60 m ² |
| Planta Segona | 142,04 m ² | 362,44 m ² |
| SUP LOCAL | 1.772,25 m ² | |
| SUP COMUNS | | 500,27 m ² |
| SUP CONSTRUÏDA | | 2.272,52 m ² |

Durán Carasso

INVERSIONES

Avda. del Fener, 4 2ª
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