

# Durán Carasso

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

Ref. AD1033

<https://www.durancarasso.es>

# Strategic commercial space for rent in Avenida Carlemany of 850m2

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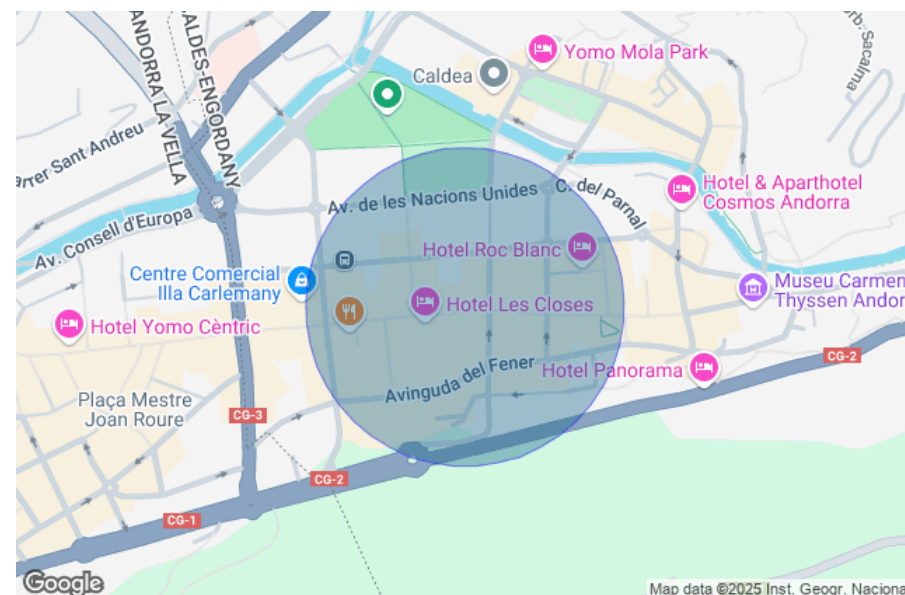
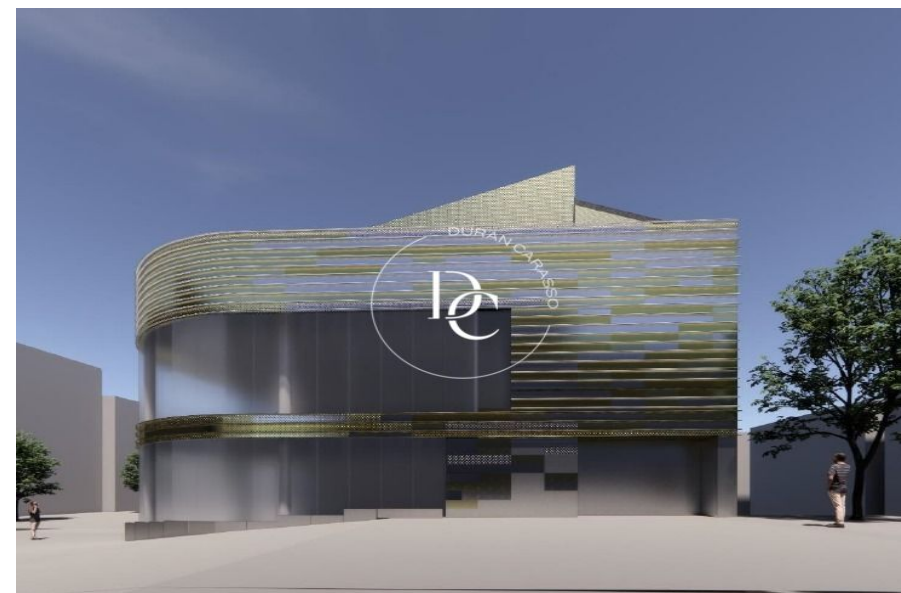
## Ideal for brands looking for premium visibility in the heart of Escaldes

In the heart of the Andorran trade hub, we present this exclusive commercial space of 851.75 m<sup>2</sup>, 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 m<sup>2</sup> with direct entrance from the street, ideal for exhibition and customer service. First floor of 559.36 m<sup>2</sup>, designed for sales areas, offices or technical areas. Second floor of 38.60 m<sup>2</sup>, 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...

Surface	850 m <sup>2</sup>
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Monthly rent	34,000 €
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Transfer price	0 €
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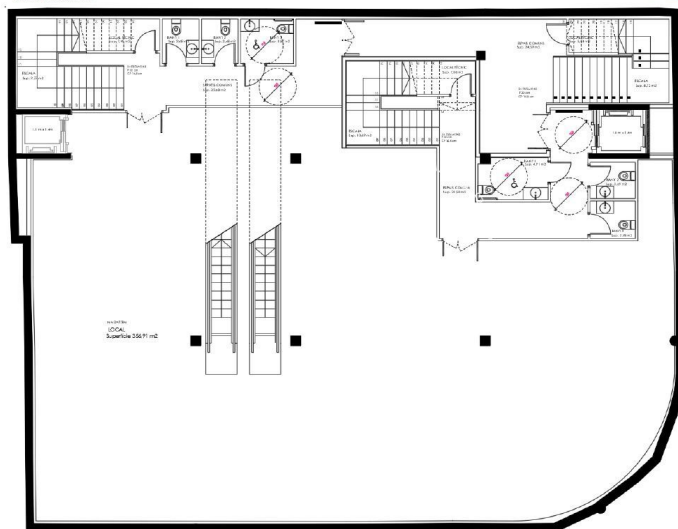


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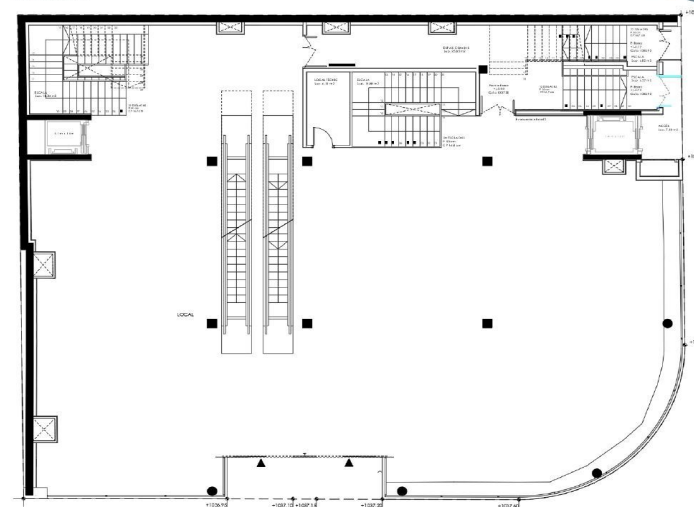


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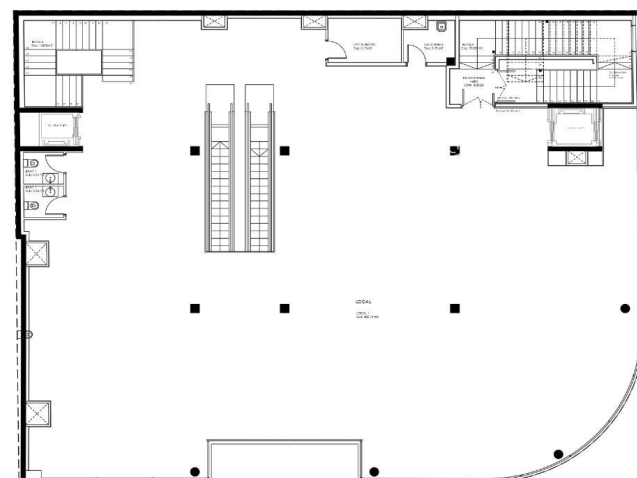
Planta soterrani

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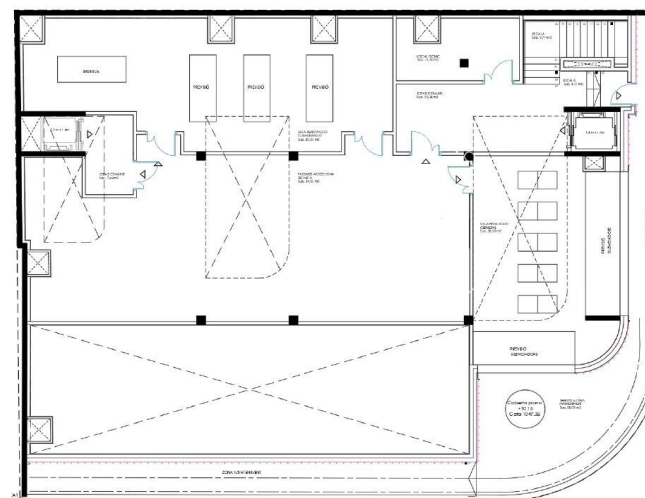
Planta baixa

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Primera planta

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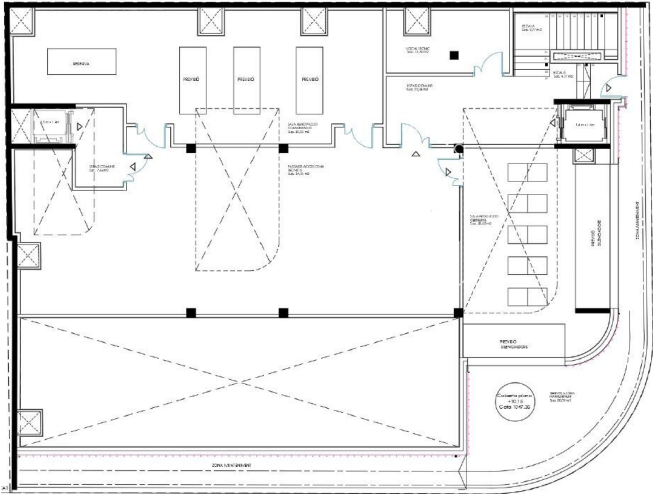
Segona planta

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Segona planta

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



# Durán Carasso

## INVERSIONES

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