



## ☆☆ NEW-BUILD DUPLEX IN THE HISTORIC HEART OF ANDORRA LA VELLA



### Agenten-Info

Name:	Jaume Massons
Name der Firma:	Bhouses Real Estate
Land:	Spanien
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	English, Spanish
Webseite:	<a href="https://www.bhouses.es">https://www.bhouses.es</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 629,113.29

#### Standort

Adresse:	Andorra la Vella
Veröffentlicht:	06.03.2026

#### Beschreibung:

A unique piece where tradition and profitability meet

Discover this exclusive duplex located on Carrer del Puial, one of the most charming and authentic areas of Andorra la Vella. A new construction project with delivery expected in 18 months, designed for those who know how to recognize a good investment... and for those who want to live where everything happens.

Versatile spaces, designed to adapt to you

With 73.90 m<sup>2</sup> distributed over two floors, this home offers a smart and highly flexible configuration:

#### Main Floor

- Cozy double bedroom
- Fully equipped modern kitchen
- Bright dining area
- Full bathroom

#### Open-plan upper floor

- Movie theater | More | Office | Games room



Full bathroom

An open space that multiplies options ideal for adapting to different tenant profiles or lifestyles.

Light, orientation and views that make a difference

East facing natural sun throughout the day

Panoramic views of La Comella

Unique environment in the old town with authenticity and heritage value

Efficiency, comfort and premium quality

Underfloor heating with aerothermal

Efficient and sustainable system

High-end exterior carpentry with triple glazing

Excellent thermal and acoustic insulation

Accessibility and comfort

Pedestrian access with historic charm

Road access to the property

Reserved parking spaces or garages just 50 meters away

A meaningful investment (and future)

High demand for rentals in the centre of Andorra la Vella

Exclusive product with only 4 neighbors

Scarce real estate assets in the old town

Ideal for premium or medium-term rentals

To live there: authenticity + center + quality of life

Living here is enjoying:

Streets with history

Commerce, restaurants and services on foot

Tranquility with total connection to the city

An opportunity that does not repeat itself

A unique duplex, with character, efficiency and strategic location.

Perfect for maximizing profitability... or to experience Andorra from its most authentic centre. - REF: BHD531

## **Allgemein**

Schlafzimmer:

2



Badezimmer: 2  
Fertige m<sup>2</sup>: 62,82 m<sup>2</sup>

## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID: BHD531

