



## ☆☆ NEW CONSTRUCTION STUDIO IN THE OLD TOWN OF ANDORRA LA VELLA



### Στοιχεία μεσίτη

|                   |   |
|-------------------|---|
| Όνομα:            | Jaume Massons   |
| Όνομα εταιρείας:  | Bhouses Real Estate   |
| Χώρα:             | Spain   |
| Experience since: |   |
| Τύπος υπηρεσίας:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments  |
| Τηλέφωνο:         |   |
| Languages:        | English, Spanish  |
| Site:             | <a href="https://www.bhouses.es">https://www.bhouses.es</a> |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 440,967.26 |

### Τοποθεσία

|               |                  |
|---------------|------------------|
| Διεύθυνση:    | Andorra la Vella |
| Δημοσιεύθηκε: | 06/03/2026       |
| Περιγραφή:    |                  |

Compact, efficient and with maximum profitability

Located in Carrer del Puial, in the heart of the historic heart of Andorra la Vella, this new construction studio represents a unique opportunity to access a scarce real estate asset, in high demand and with a great projection of revaluation.

Delivery expected in 18 months.

Smart design that optimizes every meter

With 56.36 m<sup>2</sup> built on the second floor, this home is designed to maximise functionality and comfort:

- Open-plan space with multiple configurations
- Integrated rest area
- Modern and equipped kitchen
- Full bathroom

A perfect format for efficient rental high turnover and constant demand.



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Charm of the old town with current functionality

Privileged location in a historic setting  
Panoramic views of La Comella  
Good natural light entry  
Urban life on foot: shops, restaurants and services

A very attractive product for professionals, temporary residents and international profiles.

Efficiency and quality that make a difference

Underfloor heating with aerothermal  
Sustainable system and low consumption  
High-end closures with triple glazing  
Superior acoustic and thermal comfort

Total accessibility

Road access to the property  
Charming pedestrian environment  
Option of parking space or box 50 meters away

Strategic investment, minimal risk

High demand for studies in the centre of Andorra la Vella  
Ideal product for immediate rental  
Optimization of profitability per m<sup>2</sup>  
Exclusive building with only 4 neighbors

To live in: practical, central and stylish

A perfect option for those looking for:  
Simplicity without sacrificing quality  
Living in the nerve centre of the city  
Environment with identity and history

Small in size, big in opportunity

A study designed to generate value from the first moment.  
Ideal for smart investors or for hassle-free urban living. - REF: BHD534

## **Κοινά**

|                        |           |
|------------------------|-----------|
| Κρεβατοκάμαρες:        | 1         |
| Μπάνια:                | 1         |
| Τελειωμένα τετραγωνικά | 36,64 τ.μ |



πόδια:

## Lease terms

Date Available:

## Contact information

IMLIX ID:

BHD534

