



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



### Info Agente

Nombre:	Jaume Massons
Nombre empresa:	Bhouses Real Estate
País:	España
Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments
Teléfono:	
Languages:	English, Spanish
Sitio web:	<a href="https://www.bhouses.es">https://www.bhouses.es</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 370,412.5

### Ubicación

Dirección:	Andorra la Vella
Publicado:	06/03/2026

Descripción:  
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 47.81 m<sup>2</sup> built on the ground 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.



Charm of the old town with current functionality

Privileged location in a historic setting  
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: BHD532

## **Común**

Dormitorios:	1
Baños:	1
Pies cuadrados terminados:	30,83 m <sup>2</sup>



## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

BHD532

