

ATMOSPHERIC CONTAMINATION

Air quality in 2021 was good or excellent 84% of the time

Vehicle traffic and heating are the main source of pollution in the Principality

Levels are down 12 points from 2020 due to episodes of fever and post-pandemic

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Air quality was good or excellent 84% of the time during the year 2021. However, the deficient and poor quality index showed a rise compared to 2020, due to the 16 episodes of calm that were detected and the recovery of activity after the pandemic, as reported yesterday by the Minister of Environment, Agriculture and Sustainability, Sílvia Calvó.

It should be noted that at no time during the year were the permitted limits for nitrogen oxide, the most common pollutant in the country due to vehicular traffic and the exceeded use of heating. The head of the Water and Atmospheric Environment Unit, Nerea Tekwani, emphasized that «this pollutant has a very marked seasonal behavior, and during the autumn and winter months higher results are detected». At the same time, the lowest annual value of nitrogen dioxide has been recorded since 2005, due to the mobility restrictions imposed by covid-19.

Regarding the acoustic vector, it was detected that, of the 69 stations for measuring noise pollution, 89% obtained an excellent or good quality. Therefore, only 7% were in acceptable values, and 4% of the stations obtained a poor quality. «The stations that did not reach the corresponding quality were located close to traffic or tourist areas,» said the head of the Department of Environment and Sustainability, Laura Coll, adding that «we have improved slightly compared to 2020».

Tropospheric ozone is another of the pollutants studied, which is measured at the Engolasters reference peri-urban station. It has been found to be a secondary pollutant, which is caused by nitrogen oxides, volatile organic compounds and ultraviolet rays. Thus, in 2021,



► Nerea Tekwani and Sílvia Calvó, together with Laura Coll and Sílvia Ferrer, explain the operation of the air quality.

the regulatory limit value for ozone was met, both for human and vegetation protection. In total, 11 days were detected where the value exceeded the threshold, a figure that remains below the limit value set at 25 days.

In short, none of the pollutants analyzed - particulate matter, tropospheric ozone, sulfur dioxide, carbon monoxide, metals and benzo(a) pyrene - exceeded the limit values established by current regulations. For this reason, the Minister was convinced that air quality will continue to improve and, in this regard, announced that «the Renova Plan encourages the replacement of heating systems by more efficient and less polluting devices, and also promotes public transport through the green tax and free of charge.

On the other hand, the type of noise pollution that the ministry detected most complaints was that of the works, and in relation to the problems with the inhabitants, Calvó indicated that «we have modified the regulations to incorporate elements in favor of the prevention of these acoustic aspects with the works».

Finally, the Ministry of the Environment, Agriculture and Sustainability has renewed the website www.aire.ad, with the aim of revitalizing it. In this portal, the public can get information and download information on air quality in real time. In addition, details on the amount of pollen can also be viewed so that people with allergies can control the days with more concentration. ≡



SÍLVIA CALVÓ

MINISTER OF THE ENVIRONMENT

«The Renova Plan encourages the replacement of heating systems with more efficient and less polluting devices»

NEREA TEKWANI

WATER AND ATM. ENV. HEAD

«Nitrogen oxide has a very marked seasonal behavior, and during the autumn and winter it records higher results»

LAURA COLL

HEAD OF THE ENV. AREA

«Stations that did not achieve good quality noise pollution were located near traffic or in tourist areas»

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STATISTICS

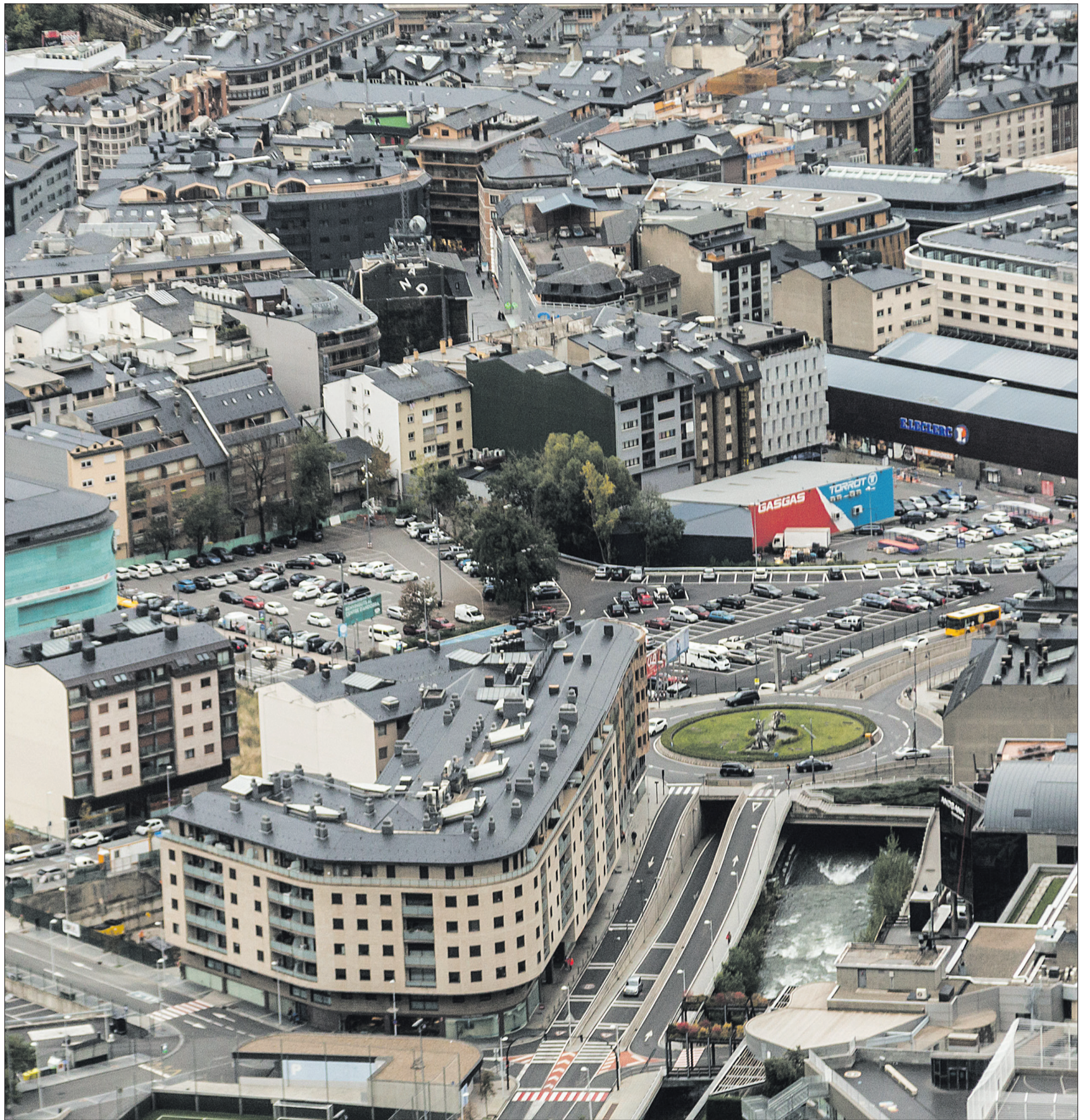
Buying a flat in Andorra today is 30% more expensive than last year

Transactions continue to grow, despite the fact that the price per square meter rises to 3,430 euros

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Real estate transactions in Andorra do not stop. In just one year, the average price per square meter has increased by 30%, to about 770 euros. Thus, according to the latest report published by the Department of Statistics, if in the first quarter of 2021 the cost was 2,660 euros, this year it has been 3,430 euros. Despite this increase, the purchase and sale of real estate has risen by 22.3% compared to the previous year (and 39.6% in relation to the accumulated in the last 12 months), so it is confirmed that the sector is once again experiencing a real bubble in which luxury housing seems to predominate, thanks to the high number of residents with high purchasing power that has moved to the Principality in recent years. Going into the details of the figures, it should be noted that during the first quarter of 2021, 394 transactions took place, while between January and March of



►► Aerial view of the central valley.

It is confirmed that the sector is once again experiencing a real bubble, in which luxury housing predominates

Land and parking spaces experience 107% more buying and selling than in 2021

this year there were 482.

If you compare the data from 2017, you can see that the trend has not stopped going up since then. With the exception of a small decline in 2020 - due to the outbreak of the covid-19 pandemic and the dry shutdown of all sectors - the rise has been uninterrupted until reaching a growth of 55% last five years.

With regard to the number of real estates transferred, they have increased by 74.3% compared to the first quarter of 2021, where all real estate groups experienced an increase. Also, the annual variation of the accumulated over the last year shows an increase of 49.5%. Thus, it should be noted that the Other Constructions group is experiencing the highest growth with 121%, followed by land and parking spaces, with 107%, of flats, single-family homes and buildings, with a 19.2% and Commercial premises and warehouses (warehouses) with 9.1%.

With absolute numbers, they represent a variation of 200 properties, 400, 67 and one, respectively.

In terms of the value of real estate transferred, it has increased by 115.3% compared to the first quarter of 2021, where

all real estate groups increased, especially land and parking spaces that reached a change of 279.6% with more than 116 million euros. The annual change in the accumulated over the last 12 months shows an increase of 49.2%.

With reference to the transmitted area, expressed in square meters, it has increased by 123.5% compared to the first quarter of the previous year, where all the groups of goods increase. However, while land and parking spaces and other constructions show an exponential increase of 187.3% and 182.8%,

respectively, in the case of commercial premises and warehouses (industrial units) is 61.9% and In the case of flats, single-family homes and buildings barely exceed 20%, with a positive variation of 22.1%. The annual variation of the accumulated in the last year reflects an increase of 46.7%.

Although the latest report on real estate transactions does not provide details by parish, the areas with the highest population growth are Escaldes-Engordany - this is also the most expensive parish - and Andorra la Vella. ≡

The figures

770 euros is the difference between the square meter of last year and 2022.

55% is the growth that the price of transactions has experienced since 2017.

482 are the buying and selling activities that took place from January to March 2022.

279% is the increase in the value of the transferred land and parking spaces.