



HOUSING

# Andorra, the country of impossible

**Report** The problem of housing among young people



EL PERIÒDIC  
ESCALDES-ENGORDANY  
@elPeriodicAND

The problem of housing in our country has been one of the most discussed topics in social circles over the last few months. High prices, impossible searches... quite a headache for those who were - and are - looking for housing, especially the younger ones. This group, made up of both Andorran natives and newcomers, has seen how during this time their dream of being able to emancipate themselves from the family nest or start from scratch in a new country has been truncated by housing policies impossible to deal with.

This is what Dani, a 22-year-old boy who moved from Spain to Andorra after being called to start working in the job of his dreams, explains to this medium. A

wish that is almost diffused when realizing the high prices that today make up the real estate map of the Principality. «I was about to say no to the job offer because it was impossible to find a rental that I could afford with the salary I would receive.» Finally, luck was on his side and he was able to get a small studio in the center of Escaldes-Engordany, with a rent of 600 euros. «Although the price is excessive for the type of property it is, it is still the best offer I have found», explained the young man.

Following this line, Paula, a 25-year-old cross-border girl from La Seu d'Urgell, also speaks. Currently, the young woman is living in her family home as she cannot find affordable rent in the Principality. «The prices are unsustainable; you can't pay 400 euros a month for a shared room. It seems barbaric to me», shared the young woman. The current housing situ-

ation in the country has led her to be forced to take a bus every day to go to La Seu, despite the fact that many find it impossible, as the last bus is at nine o'clock at night in weekdays and at 7:15 p.m. on public holidays. «Many days I have to be dropped off by work colleagues or I have to stay at someone's house, because otherwise I have no way to get home. I'm doing what I can», said Paula.

It was easier for Carla, a 26-year-old from Barcelona who also arrived in the Principality for work two months ago. In her case, she had family in Andorra and was able to settle in her home indefinitely. «Since I had relatives living here in the parish of Encamp, I didn't look for a flat because I knew the prices were out of my financial reach.» A situation that has not improved over the weeks, as property prices continue to be very high for the young woman. «I thought that once

## The government wants to solve the housing problem in the next four years

the ski season was over the prices would drop and I could start looking for a flat, but it's proving to be more difficult than I expected». Finally, Carla found a friend of her family who offered to live with her in Escaldes-Engordany, a proposal she immediately accepted seeing that it was closer to her work and she didn't have to depend so much of public transport. «For now, my intention is still to look for a flat, but it will depend on the offer and the prices at that time. In the end it's working to live and not being able to have more expenses than what is already involved in electricity, water or food».

Olivia's case is very similar to Carla's. Olivia is 28 years old and moved to Andorra with her partner to live with her in-laws, after being called for a job she really liked. The search for a property became more complicated when they saw that it was not so easy to find

# e rents

RICARD CUGAT



## Dani

RESIDENT IN ANDORRA

«I was about to say no to the job offer because it was impossible to find a rental that I could afford»

## Paula

LA SEU CROSS-BORDER

«Many days I have to be dropped off by work colleagues or I have to stay at someone's house, because otherwise I have no way to go»

## Carla

RESIDENT IN ANDORRA

«In the end it's working to live and not being able to have more expenses than what is already involved in electricity, water or food»

## Olivia

RESIDENT IN ANDORRA

«If you are looking for a flat to stay in for many months, you will find that they are very expensive and the requirements are very high»

tion, the requirements they ask of you are also very high», she explained. Some complications that, according to Olivia, are caused by the great supply and demand in the current market, since «when there is a lot of demand, prices go up. This happens everywhere.» In addition, the young woman emphasizes the few apartments for social rent or rent for young people in the Principality, a situation she sees closely with people around her. «There are people who don't even consider coming to the country because of such high prices, despite the fact that there are jobs that motivate them.»

### END OF SEASON FOR THE RENTAL MARKET //

With the end of the winter season, hundreds of rental apartments are returning to the market. Real estate portals have considerably increased the number of homes they have for rent that were occupied by temporary workers, who have returned to their country once their employment contract has ended.

Most of the flats added to the pages are located in the highest parishes, such as Pas de la Casa or Canillo. On the other hand, you can also find studios with rents for 500 or 600 euros a month in parishes such as Escaldes-Engordany, prices that until a few months ago were unimaginable and high amounts were paid for a room.

On real estate portals you can also see that many of these homes added to the pages have a discount of between 100 and almost 500 euros on some of the flats. For example, we can find discounts of 150 euros in Sant Julià de Lòria, 200 euros in Andorra la Vella or Ordino and 300 euros in the parish of Escaldes-Engordany.

Contacting a real estate agency in the Principality to find out how the current situation is in the rental market once the season is over, they explain that «there is no change. In fact, there are many temporary workers who tell us that they want to stay longer in the country.» A situation that contrasts with what was experienced in previous years, where once the ski season ended, most of these temporary workers decided to return to their countries of origin.

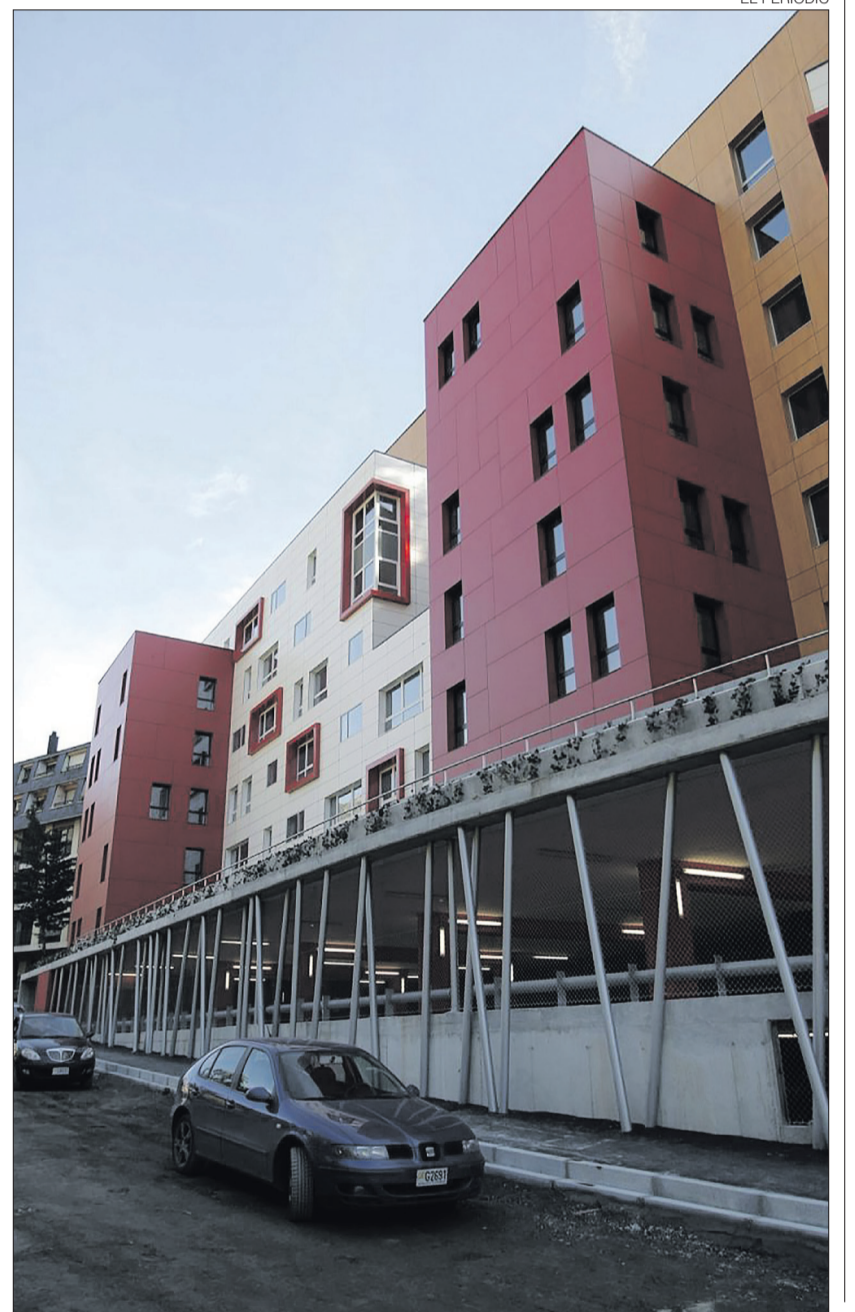
### CONCERN ON THE PART OF THE GOVERNMENT //

The Acting Head of Government, Xavier Espot, has stated

## On real estate portals you can see a rent reduction of between 100 and 500 euros

on several occasions that «in the next four years they will work hard to attack the root of this problem». A problem that will only be solved by creating more rental flats, since if there is more supply and the same demand, «prices will stabilize little by little», declared the acting head of government. A vision also shared by Olivia: «if it is true that rental buildings are being built for young people, it seems perfect to me, because this situation cannot continue like this». On the other hand, the young woman also believes that «what cannot be claimed is that the Government regulates the prices of the owners, because each of them has the right to set the price they consider. If I had a flat valued at 3,000 euros, I wouldn't put it at 1,000 euros».

EL PERIÓDIC



Your leading real estate agency in Andorra.

Our experience guarantees results, realtors since 1988.



(+376) 353 424 / (+376) 379 769

(+376) 747 747

laportella@andorra.ad

Casa Nova Olivet 10 · Ordino

www.laportella.ad