

The successful bidders for the Pellicer building will be able to move in during the month of May

This is the third property incorporated into the public housing stock, offering a total of 23 flats

ELENA HERNÁNDEZ MOLINA
CANILLO

The Minister of the Presidency, Economy, Labour and Housing, Conxita Marsol, announced this Monday that the successful bidders for the 23 affordable rental flats in the Pellicer building, overlooking the church of Sant Joan de Caselles in Canillo, will be able to move in from May. During the presentation of the property to the media, Marsol highlighted that this building is the third to be incorporated into the public affordable rental housing stock, after the Verge de Canòlich blocks, in Sant Julià de Lòria, and the old Àrtic hotel, in Andorra la Vella.

The building has 23 recently renovated apartments, of which 16 are two-bedroom and six are one-bedroom. It also includes an apartment adapted for people with reduced mobility. According to the minister, the criteria for accessing these apartments are the same as those governing the rest of the public housing stock, although the regulations have been adapted to favor access for young people and single-parent families. She also highlighted that the increase in available data allows for a better analysis of the profiles of people excluded from these grants and adapt the regulations according to the needs detected. In the award process, the National Housing Institu-



Conxita Marsol, Marta Alberch and Jordi Puy, today in the housing for people with reduced mobility in the Pellicer building, in Canillo.

“CONXITA MARSOL
MINISTER OF HOUSING

“The capital is one of the parishes that has grown the most because most of the buildings are now being finished [...] In Escaldes the situation is stabilizing”

“In a few months, the project we are working on will also be presented on access to first-time home ownership for the people of the country”

te assesses the score and needs of each applicant. The minister explained that, in the case

of three-room homes –which are not part of the Sant Joan de Caselles building–, priority is

given to families, announcing that this Wednesday the start of the procedure to award these 23 homes will be published in the BOPA, so that those interested, previously registered in the housing registry, will only have to pay a maximum of 30% of their income in rent. Currently, the housing registry has around a hundred registered people, most of whom are people with more than five years of residence in the country, with income slightly higher than the minimum wage and who allocate more than 30% of their income to paying rent. It has also

been detected that a significant volume of applicants are single-parent and young families. Given this reality, Marsol recalled that the access regulations will be modified in the coming weeks to facilitate entry for elderly people with low pensions. In this regard, she recalled that many widows have low pensions and pointed out that there are people who cannot benefit from the current regulations.

Regarding other affordable housing developments, the mi-

nister reported that the winners of the flats in the Tobira building in Andorra la Vella will be announced at the end of February. 43 applications have been received for the 27 available flats, of which 16 have already been awarded according to the applicants' scores. It is expected that before the summer, the flats located on Roureda de Sansa street (14 flats), in Andorra la Vella, and those in the old Hermus hotel (21 flats), in Encamp, will be incorporated.

STUDY TO ANALYZE THE VIABILITY OF 'TINY HOUSES' // During the presentation of the affordable rental flats in Canillo, Marsol explained that «the proposal to commission the Government to study the viability of the construction system with individual houses will soon be approved». In this way, the Executive has put on the table the study of the proposal of the parliamentary group Andorra Endavant on 'tiny houses', although, as Marsol highlighted, work has

not yet begun on it. However, she recalled that «for us it is important to work with the public housing stock», highlighting that the Ministry of the Interior has already carried out some studies to analyze its viability. On the other hand, and regarding the increase in the purchase prices of flats, Marsol pointed out that «in a few months the project we are working on will be presented on access to first-time ownership housing for the people of the country». ●

REAL ESTATE MARKET TREND

Housing prices increase and reach 4,149 euros per square meter

The most notable growth is recorded in the capital with 41.3%

EL PERIÒDIC
ESCALDES-ENGORDANY

The average price per square meter of homes in Andorra experienced an increase of 15.3% during 2024, standing at 4,149.9 euros, according to data published by the Department of Statistics.

By parish, Andorra la Vella recorded the most significant increase, with 41.3%, followed by Ordino (20.7%) and Canillo (15%). On the other hand, Sant Julià de Lòria was the only parish where the price per square meter decreased, with a drop of 12%.

In parallel with the increase in housing prices, the number of real estate transactions carried out in 2024 fell by 11.7% compared to the year and previous. However, Andorra la Vella (18.6%) and Sant Julià de Lòria (6.5%) were the on-

ly parishes that registered an increase in the number of transactions.

Regarding the total amount of real estate transferred, the annual variation was -7.8%. All categories experienced a reduction in the volume of transactions, except for land (58.2%), buildings (11.1%) and single-family homes (6.2%). Territorially, four parishes registered a decrease, while Andorra la Vella (45.6%), Sant Julià de Lòria (14.6%) and Encamp (7.1%) saw their transfers increase.

Regarding the overall value of real estate transferred, a decrease of 2.7% was registered compared to the previous year. However, buildings (99.5%) and flats (4.6%) were the only typologies that ex-

THE FIGURES

11.7%

The number of real estate transactions in 2024 fell by 11.7% compared to 2023.

7.8%

The annual variation in the total number of real estate properties transferred was 7.8% during 2024.

perienced an increase in their value. Territorially, four parishes recorded an increase in the value of the assets transferred, while Canillo (-37.9%), Escaldes-Engordany (-35.4%) and La Massana (-20.1%) suffered a decrease. ●

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