



HOUSING

## The rehabilitation of the buildings intended for rent at an affordable price has begun

The government trusts that, through these six properties, they can put about 150 or 160 flats on the market by the end of the year

EL PERIÒDIC  
ANDORRA LA VELLA  
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Andorra will end the year with around 500 or 600 more affordable rental homes on the market. This was announced this Monday by the Minister of the Presidency, Economy, Work and Housing, Conxita Marsol. The figure would bring together both the flats that are currently empty, with zero consumption, and those that are part of the rehabilitation of the public housing stock, which focused last Monday on giving the starting shot. «We are very aware that it is a need that the country has and we have made every possible effort to start the works as soon as possible, even though it may not be progressing at the pace that is necessary», pointed out Marsol.

Only taking into account the renovations of the public park buildings, the intention is to have around 150 or 160 flats on the market by the end of 2024. A figure that will be increased every year with a budget of 12 million, which demonstrates «the clear will of the Government to start this public park». Marsol also emphasized the regulation that will regulate access to these homes, which was drafted jointly with the different parliamentary groups and which could see the light in a range of two or three weeks. «Everyone who meets the conditions of the regulation can register in a first phase of pre-registration», detailed the minister, adding that, as the buildings become available, «offers will be made for each one that will vary depending on the type or the number of rooms. We will evaluate, we will make scores and then they will be awarded».

The monthly income will be where «a lot of points» will be made to access the properties, with special care for those most vulnerable people. «The maximum ceiling will be twice the minimum wage, while the minimum ceiling must be finalized», pointed out Marsol. Other indica-

### The figures

**14 flats** on Roureda de Sansa street, in Andorra la Vella.

**17 floors** in the Pellicer building, in Canillo.

**4 flats** on Verge de Canòlich street, in Sant Julià de Lòria.

**20 floors** in the old Hotel Hermus, in Encamp.

**70 flats** in the two buildings of Ribasol, in Arinsal.

tors to take into account when approving access will be the asset barrier or the fact of being a single-parent family. «The registrations will be valid for two years, at which time they will be reviewed to see that the conditions of each of these people have not changed.»

The Minister of Territory and Urban Planning, Raul Ferré, also spoke about the different renovations, who mentioned the six homes that have a budget of 1.3 million euros: the building on Roureda de Sansa street, in Andorra la Vella, with a total of 14 flats; the Pellicer block, in Canillo, with 17; the building on Verge de Canòlich street, in Sant Julià de Lòria, with four others; the old Hotel Hermus, in Encamp, with 20 floors, and the two buildings in Ribasol, in Arinsal, with a total of 70 homes that were already acquired by the Executive during the last legislature. «The timing for these properties was one year, but we will try to have two or three completed by the end of the year in order to give an answer to the public.»

The 44 of Borda Nova, located in the capital, and the 34 of Pesse-



►► Conxita Marsol and Raul Ferré, in front of the building at Roureda de Sansa street number 8, in Andorra la Vella, last Monday.

bre Avenue of Escaldes-Engordany are also underway. Ferré stated that this Tuesday he will meet with the Consul Major of the parish, Rosa Gili, to explain the final project of the building: «The Municipality is in charge of the garage floor and the one behind the road, while we do it from the first floor up», stressing that the intention is to start bidding for the flats in June. Even so, the minister also highlighted the rehabi-

litation works of the old Artic Hotel in Andorra la Vella, whose 26 floors should be completed in April. In addition, once the budget is available, the Government plans to award four more floors in the Doctor Palau building in Sant Julià de Lòria and 22 in Font de Ferro in Tarter, which would start in April.

**1,700 FLATS WITH ZERO CONSUMPTION//** With regard to the empty flats that



**Conxita Marsol**  
MINISTER OF THE PRESIDENCY,  
ECONOMY, WORK AND HOUSING

«We have done our best to start as soon as possible, although it may not be moving at the necessary pace»

«We have sent a letter to the municipalities to see who are the owners of the empty flats that are currently in the country»

are currently in the Principality, Marsol made it very clear that these are not 6,000 properties - as had been mentioned on previous occasions -, but a total of 1,700 that they have zero consumption, waiting to be able to have the mutual data. On the other hand, 1,000 and above are those with a consumption slightly above zero. «We want to start influencing them and that is why we have sent a letter to all the municipalities, asking them to supplement the information we have to see which the headlines are», he pointed out, stressing that, nowadays, the Government has only with the address of the properties mentioned. «We will do a first campaign to inform these people and motivate them, and then we will look for measures so that a large part of the flats can go on the market at an affordable price.»

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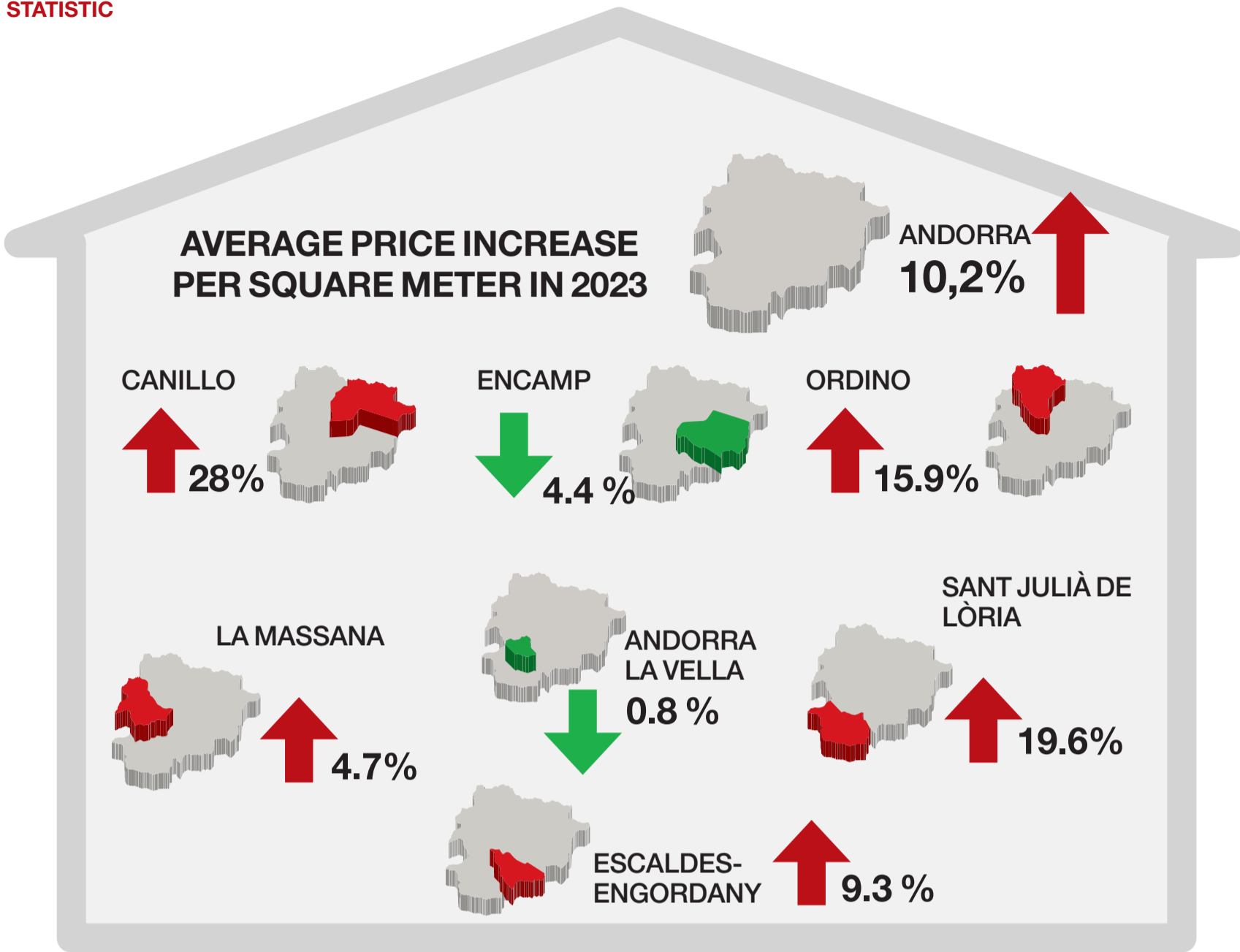
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STATISTIC



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tate transferred in 2023, the variation has decreased by 3.8% compared to the previous year, in which the most significant negative variations have been buildings (36.2%) and land (15%) and the biggest increases in warehouses (159.2%) and commercial premises (42.5%) compared to the previous year. By parish, Ordino (65.4%) and Encamp (28.1%) decreased the value of the goods transferred while the rest of the parishes increased the value of the goods transferred compared to the previous year.



**Conxita Marsol**  
MINISTER OF THE PRESIDENCY,  
ECONOMY, LABOR AND HOUSING

«We have had a moratorium since September and this distorts these data a little»

With reference to the area transferred in 2023, the variation has decreased by 45.7% compared to the previous year. Land (60.2%) and buildings (29.7%) were the immovable assets that registered a higher negative variation in the surface area transferred; on the other hand, warehouses (239.1%) and commercial premises (68.4%) are the goods that increase the surface area transferred the most in 2023 compared to the previous year. By parish, all of them decreased the surface area of real estate except for La Massana (1.1%) compared to the previous year.

The Minister of the Presidency, Economy, Work and Housing, Conxita Marsol, called for «prudence» in the face of these data, as she explained that «we have had a moratorium since September and this distorts these data a little. In September, October, November and December, no operations were carried out or at least they could not be normalized in front of a notary, therefore, these data must be taken a little carefully.»

# The price per square meter increases by 10.2% in 2023

The number of real estate transactions has dropped by 12.1%

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The Department of Statistics reported last Monday that the number of real estate transactions in 2023 has dropped by 12.1% compared to the previous year. La Massana has been the parish that has presented a greater decrease in the number of transactions, with a drop of 28.4%, while Sant Julià de Lòria has been

the territory where they have increased the most with 12.5%.

Regarding the average price per square meter of real estate transferred over the past year, that of flats has increased by 10.2%, that of land by 113.3%, that of other constructions by 19% and that of parking spaces by 5.2%. The rest of the goods show decreases compared to the previous year.

With regard to flats by parish, the price per square meter of flats

that increases the most in relative terms is in Canillo with 28%, Sant Julià de Lòria with 19.6% and Ordino with 15.9%. The only parishes where the price per square meter of flats decreases in relative terms is Encamp with 4.4% and Andorra la Vella with 0.8%. In Escaldes-Engordany and La Massana, it grows, but more moderately: 9.3% and 4.7% respectively.

In relation to the number of real estates transferred in 2023, as

published by the Department of Statistics, the variation has decreased by 14.4% compared to the previous year, in which all real estate has suffered a decrease of their transactions with the exception of commercial premises (60.7%) and warehouses (100%). By parish, all show decreases in real estate transferred compared to the previous year, with the exception of Sant Julià de Lòria (24.4%).

Regarding the value of real es-

COMPANY

## The Grífols family leaves the management of the multinational

They step out of day-to-day management and it's back to their first executive

EL PERIÒDIC  
ESCALDES-ENGORDANY

The only two members of the Grífols family who were still part of the leadership of the hemoderivatives multinational, Víctor Grífols Déu and Raimon Grífols Roura, have decided to leave

their managerial positions, so that the owning family will focus on their role as a shareholder and Grífols has appointed Nacho Abia, from Olympus Corporation, as the new CEO.

As reported by the EFE agency, the hemoderivatives multinational has announced these changes that will definitively end the departure of the Grífols from the day-to-day management of the company and return

to its first executive, although Thomas Glanzmann, the current CEO, will continue as executive chairman.

Already last May, the Grífols founding family, which controls around 30% of the capital together with a group of managers, announced that it was handing over all executive power to Thomas Glanzmann, who had already been appointed executive chairman in February of 2023.

It should be remembered that all these actions come after Gotham City Research, a bearish fund that analyzes the accounts of companies looking for irregularities, had hinted that Grífols' figures could be manipulated, resulting in a significant fall of the company on the stock market. In addition, to put it in context, the latest news about it was that the Head of Government, Xavier Espot, assured that in the event that the accusations against the pharmaceutical company were true, the project that wants to be implemented in the parish of Ordino would continue on. ≡



►► Headquarters of the Grífols foundation in Barcelona.