ref. CA-PLM29



APIALIA COSTA BRAVA EXCLUSIVE PRODUCT. Are you looking for a property that combines home and business in a privileged location? This is your chance! In the charming neighborhood of El Pedró, in Palamós, this spectacular semi-detached villa awaits you with endless possibilities.

Ground floor: Commercial space of 158 m². Currently equipped as a bar restaurant, with smoke extraction, modern kitchen, and two toilets. But the best part is its versatility: this space can easily be transformed into whatever you need: workshop, office, studio, coworking area, or even additional garage space. You decide!

Two independent residences of 88 m² each:
Comfortably access via elevator and discover two floors with identical layout, perfect for large families, rental, or investment:

Bright living-dining room
Fully equipped independent kitchen
En-suite bedroom + double bedroom with fitted wardrobes
Modern bathrooms

Price: **740.000 €**

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17251 Calonge
Girona, Espanya

The first one on the first floor has a solarium terrace oriented with fabulous sun exposure. Wake up with the sun every morning!

Extras that make a difference:

Natural gas heating
Parking space included
Storage room
Complete renovation in 2001

This property is much more than a house: it's a life and business opportunity in one of the most sought-after areas of the Costa Brava. Whether for living, renting, or starting a business, this villa has it all!

Property condition: good.
Useful area: 184 m².
Built area: 360 m².
Year of construction: 1900.
Energy Efficiency Certificate (EPC):
Consumption: C-101 kWh/m² year.
Emissions: C-20 kg CO2/m² year.
Registration number: 19QB07BQM
Located in a stressed housing zone.
Not included in the price: ITP (current rate in Catalonia), notary and registry fees according to official tariff.
Fees: real estate management fees are included in the sale price.
Owner: not a large-scale property holder.
API Number: 881
AICAT registration number: 12800 Costa Brava Realty S.L.

Transaction:	Sale	Category:	Townhouse
Situation:	Calle d'Adrià Álvarez, Palamós, Baix Empordà	Built area:	360 m^2
Useful area:	184 m^2	Condition:	Good condition
Rooms:	4	Bathrooms:	4 bathrooms
Parking:	Yes	Terrace:	Yes
Lift:	Yes		