



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 m<sup>2</sup>. 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 m<sup>2</sup> 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: **790.000 €**

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 m<sup>2</sup>.

Built area: 360 m<sup>2</sup>.

Year of construction: 1900.

Energy Efficiency Certificate (EPC):

Consumption: C-101 kWh/m<sup>2</sup> year.

Emissions: C-20 kg CO<sub>2</sub>/m<sup>2</sup> year.

Registration number: 19QB07BQM

Certificate of occupancy: CHG0735009001, CHG00265625001.

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 <sup>2</sup>
Useful area:	184 m <sup>2</sup>	Occup. cert.:	
Condition:		Rooms:	4
Bathrooms:	4 bathrooms	Parking:	Yes
Terrace:	Yes	Lift:	Yes