



Opportunity for two premises in Calonge

APIALIA EXCLUSIVE. Two 50 m Commercial Spaces for Sale in the Estrella Building Mas Ambrós

Excellent opportunity to acquire two adjacent commercial spaces of approximately 50 m each, located on the ground floor of the Estrella Building, in the quiet residential area of Mas Ambrós.

Thanks to their layout and versatility, they are an ideal option for professionals, freelancers, and small businesses, as well as individuals who need ample storage space or a place to carry out their business activities.

Unit 1 Office with Multipurpose Area

Currently set up as an office, this space has a large rear room equipped as a private gym, as well as a shower and toilet, allowing for multiple uses: professional office, consulting room, studio, training room, or multifunctional space.

Price: **98.000 €**

Unit 2 Warehouse

The second unit is set up as a warehouse, with a rear area where the water heater is located, offering a practical and functional space for storage, logistics, or support for a business activity.

Key Features

Two independent 50 m units.

Possibility of using them together as an office and storage area.

East-facing, with pleasant natural morning light.

Located at garden level, in a quiet and easily accessible setting.

Possibility of creating new openings to the exterior, increasing natural light and improving the connection with the garden.

Ideal for businesses, professionals, freelancers, or as storage space for equipment, materials, or small vehicles.

A property with great potential for adaptation to different needs, in a prime location within Mas Ambrós. Número API: 0881-GI, número registro: 12800

Transaction:	Sale	Category:	Premises
Situation:	Avenida del Mas Ambrós, Calonge, Baix Empordà	Built area:	56 m ²
Useful area:	50 m ²	Occup. cert.:	
Condition:		Bathrooms:	1 toilet