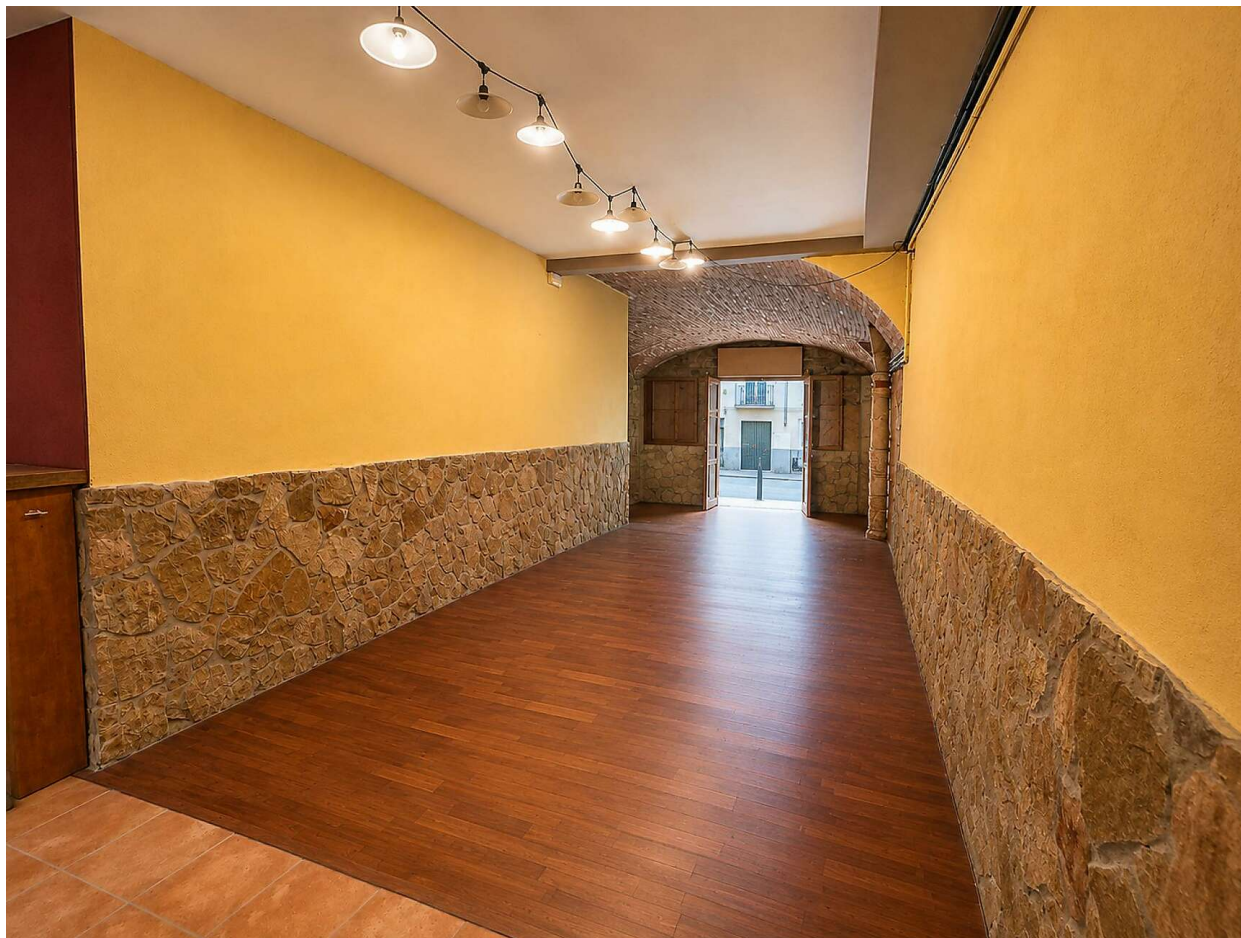




We present this spacious commercial premises of 158 m built area, situated in an excellent location in Palamós, just minutes from the port, the seafront promenade, and the town center. A versatile space offering multiple possibilities for developing any commercial or restaurant business. The last operating license was for a restaurant, so the premises include a kitchen, restrooms, and a large open-plan room, facilitating the reopening of a hospitality business or its adaptation to other uses such as a café, shop, office, beauty salon, boutique gym, showroom, or professional space. Located in a building with character dating back to 1900, renovated in 2005, it combines the charm of traditional architecture with the comforts of a more recent renovation. Palamós, a sure bet. Palamós is one of the most dynamic and attractive towns on the Costa Brava. Known for its prestigious fishing and sports port, its beaches, its excellent gastronomy, and its year-round commercial activity, it has established itself as a destination that combines tourism and residential life. The town offers all amenities, a wide range of restaurants and shops, and a large influx of national and international visitors, making it an ideal location to start a business or invest. If you are looking for a spacious premises in a good location with great development potential, this is an excellent opportunity. Request more information or arrange a visit and discover all the possibilities this

Price: 175.000 €

property offers. In accordance with Article 531-6 of Book V of the Civil Code of Catalonia, the expenses and taxes arising from the public deed of sale will be borne by the buyer, except for the Tax on the Increase in Value of Urban Land (municipal capital gains tax), which will be borne by the seller. If it is a first transfer (new construction), the sale is subject to VAT (10%) and Stamp Duty (1.5%), in addition to notary and registration fees, all of which are borne by the buyer. If it is a second transfer (pre-owned property), the sale is subject to the current Transfer Tax, in addition to notary and registration fees. equally at the expense of the buyer. Número API: 0881-GI, número registro: 12800

Transaction:	Sale	Category:	Premises
Situation:	Calle d'Adrià Álvarez, Palamós, Baix Empordà	Built area:	158 m ²
Useful area:	142 m ²	Condition:	
Bathrooms:	2 toilets		