ref. AP-PLM79



EXCLUSIVE APIALIA COSTA BRAVA: Building with commercial premises and housing to renovate 100 m from the beach in Palamós

Interesting property located in Palamós, integrated into the building La Pedrera , just 100 meters from the beach and the promenade, in one of the most sought-after areas of the Costa Brava.

The property is distributed over two floors, ground floor and first floor, connected by an interior staircase and with independent access to the upper floor, which offers multiple possibilities for both residential, commercial or investment use.

The distribution is as follows::

Ground floor: commercial premises of 97 m , with a spacious and versatile space, ideal for business, office, professional studio or warehouse.
First floor: housing of 102 m to renovate, with great potential for redistribution and customization according to the buyer's needs.

Price: **399.000 €**

IMISA Costa Brava
Tel. +34 972 65 04 46
https://www.imisacostabrava.com

Av. del Vescomtat de Cabanyes 1, - caseta 100
17251 Calonge
Girona, Espanya

Its excellent location allows you to enjoy all services on foot: shops, restaurants, cafes, supermarkets and leisure areas, as well as the authentic maritime atmosphere of Palamós, recognized for its beaches, the port and its Mediterranean gastronomy.

A unique opportunity to develop a residential and commercial project in a privileged location, very close to the sea, ideal both for investors and for those looking for a property with character and multiple possibilities on the Costa Brava.

Property condition: good.
Usable area: 200 m .
Built area: 229 m .
Year of construction: 1968.
Energy Performance Certificate (EPC):
Consumption: C - 154 kWh/m year.
Emissions: C - 31 kg CO /m year.
Registration number: XWJFG0Q1X
Certificate of occupancy: in progress.
Located in a stressed residential market area.
Expenses not included in the price: ITP (current rate in Catalonia), notary and registry fees according to tariff.
Fees: real estate management fees are included in the sale price.
Owner: not a large property holder.
API number: 0881-GI, registration number: 12800

Transaction:	Sale	Category:	Apartment
Situation:	Palamós, Baix Empordà	Built area:	229 m^2
Useful area:	105 m^2	Condition:	Good condition
Rooms:	3	Bathrooms:	1 bathroom
Lift:	Yes		