



## Villa for sale in Palamós

Live and invest in the heart of Palamós! Semi-detached house with multifunctional premises 5 minutes from the beach

Apialia Costa Brava exclusive

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 house with infinite possibilities awaits you. Ground floor: 158 m commercial premises Currently equipped as a bar-restaurant, with smoke outlet, modern kitchen and two toilets. But the best thing is its versatility: this space can easily be transformed into whatever you need: a workshop, office, studio, coworking area or even converted into an additional garage. Up to you! Two independent homes of 88 m each Access comfortably by elevator and discover two apartments with identical distribution, perfect for large families, rental or investment: Bright living room, fully equipped independent kitchen En-suite bedroom + double bedroom with built-in wardrobes Modern bathrooms The first on the first floor has a solarium terrace facing fabulous orientation, wake up with the sun every morning! Extras that make the difference

Price: **790.000 €**

Natural gas heating Parking space included Storage room Comprehensive renovation in 2001 This property is much more than a house: it is a life and business opportunity in one of the most coveted areas of the Costa Brava. Whether to live, rent or start a business, this chalet has it all! Contact us today and come discover your next home in Palamós. You will fall in love instantly!

Certificate of Occupancy reference: CHG0735009001 and CHG00265625001

Applicable taxes not included in the sale price (ITP or IVA + AJD): Current rate

Notary and Land Registry fees not included in the sale price: According to official tariffs

|              |   |               |                    |
|--------------|---|---------------|--------------------|
| Transaction: | Sale                                      | Category:     | Serial house       |
| Situation:   | d'Adrià Álvarez, Palamós,<br>Baix Empordà | Built area:   | 360 m <sup>2</sup> |
| Useful area: | 184 m <sup>2</sup>                        | Occup. cert.: | CHG0735009001      |
| Condition:   | Good condition                            | Bedrooms:     | 4                  |
| Bathrooms:   | 4 bathrooms                               | Parking:      | Yes                |
| Terrace:     | Yes                                       | Lift:         | Yes                |