



## 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!

Location: Pedró

Condition: good condition

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

Usable area: 184m<sup>2</sup>

Energy Efficiency certificate reference: 19QB07BQM

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

AICAT Registration Number: 12007

API Number: 1154

Transaction:	Sale	Category:	Serial house
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:		Bedrooms:	4
Bathrooms:	4 bathrooms	Parking:	Yes
Terrace:	Yes	Lift:	Yes