Immoserveis

ref. GH-CA-PLM29



House for sale in Palamós

Live and invest in the heart of Palamós! Semi-detached house with multipurpose space 5 minutes from the beach.

Exclusive Apialia Costa Brava
Looking for a property that combines home and business in a prime location? This is your chance! In the charming El Pedró neighborhood of Palamós, this spectacular semi-detached villa awaits you with endless possibilities.

Ground floor: 158 m commercial space

Currently equipped as a bar/restaurant, with a smoke extraction system, modern kitchen, and two restrooms. But its best feature is its versatility: this space can easily be transformed into whatever you need a workshop, office, studio, coworking space, or even converted into an additional garage. The choice is yours!

Two independent apartments of 88 m each

Price: **740.000 €**

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Access easily via elevator and discover two apartments with identical layouts, perfect for large families, rentals, or investment:

Bright living/dining room

Fully equipped independent kitchen

En-suite bedroom + double bedroom with built-in wardrobes

Modern bathrooms

The first apartment on the first floor boasts a solarium terrace with a fabulous orientation wake up to the sun every morning!

Extras that make the difference

Natural gas heating

Parking space included

Storage room

Completely renovated in 2001

This property is much more than a house: it's a life and business opportunity in one of the most sought-after areas of the Costa Brava. Whether for living, renting, or starting a business, this villa has it all!

Contact us today and come discover your next home in Palamós. You'll fall in love instantly! Property condition: good. Usable area: 184 m . Built area: 360 m . Year built: 1900. Energy Performance Certificate (EPC): Consumption: C-101 kWh/m year. Emissions: C-20 kg CO2/m year. Registration number: 19QB07BQM. Certificate of occupancy: CHG0735009001, CHG00265625001. Located in a high-demand area. Not included in the price: Property Transfer Tax (current rate in Catalonia), notary and land registry fees according to the tariff. Fees: Real estate management fees are included in the sale price. Owner: Not a large property owner.

Transaction:	Sale	Category:	Serial house
Situation:	Calle d'Adrià Álvarez, Palamós, Baix Empordà	Built area:	360 m^2
Useful area:	184 m^2	Condition:	
Bedrooms:	4	Bathrooms:	4 bathrooms

Parking:	Yes	Utility room/area:	Yes
Lift:	Yes		