Immoserveis

ref. VIM 789



Commercial premises for sale in Palamós

Office space in the city center

EXCLUSIVE APIALIA COSTA BRAVA
Potential for conversion into a residential property. Excellent location in the center of Palamós, close to the beach and all amenities. According to an inquiry with the local council, a change of use to a residential dwelling is possible.
Total built area: 66 m². A renovation could yield two double bedrooms, a living-dining room with an open-plan kitchen, and a bathroom. RENOVATION COSTS ARE NOT INCLUDED IN THE PRICE. Layout: A spacious entrance area with a counter, leading to three rooms—all with exterior-facing windows—plus a small room with a sink that provides access to a restroom. Equipped with heating and air conditioning (two split units). BASIC FEATURES: -Resale property: In good condition -Area: Carrer Cervantes -Usable area: 50 m² -Built area: 59 m² -Bathrooms: 1 -Elevator: No -Energy Certificate: NBECT79 - Energy consumption: C 199.4 kWh/m²/year. Emissions: C 34.4 kg CO2/m² -Stressed housing market area: Yes -Property Transfer Tax (ITP): Current applicable rate -Large-scale property owner ("Gran tenidor"): No -Notary and land registry fees (based on official fee schedules)

Price: **149.000 €**

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are not included -Real estate agency fees are included in the sale price.

Transaction:	Sale	Category:	Premises
Situation:	Avenida Onze de Setembre, Palamós, Baix Empordà	Built area:	66 m^2
Useful area:	59 m^2	Condition:	Good condition
Bathrooms:	1 toilet		