



✧ CREADA IMAGEN CON IA ✧

Commercial premises for sale in Palamós

Office space in the city center

APIALIA COSTA BRAVA EXCLUSIVE: Well-maintained office premises located on the first floor (no elevator). Its location is excellent for a law firm, administrative agency, real estate office, or general administrative business.

Total built area according to land registry data is 66 m²; conversion to residential use is not permitted.

Layout:

Entrance with a reception counter, leading to several rooms—all with exterior windows. Two of the rooms are separated by wooden panels; there is another small room with a sink that provides access to the restroom. Features heating and air conditioning (two split units).

BASIC FEATURES:

- Resale property: In good condition
- Area: Avenida Onze de Septiembre
- Usable area: 50 m²
- Built area: 59 m²

Price: **139.000 €**

- Bathrooms: 1
- Elevator: No
- Energy certificate: NBECT79
- 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 landlord: No
- Notary and registry fees (based on standard tariffs) not included
- Real estate agency fees included in the sale price.

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