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ref. AP-PLM79



Apartment for sale in Palamós

Building with a commercial space and a residential unit in need of renovation, located 100 m from Palamós beach

EXCLUSIVE APIALIA COSTA BRAVA:

Building with a commercial space and a residence in need of renovation, located 100 meters from the beach in Palamós.
An attractive property in Palamós, part of the "La Pedrera" building, situated just 100 meters from the beach and the seafront promenade—one of the most sought-after areas on the Costa Brava.
The property is spread over two levels (ground floor and first floor), connected by an internal staircase, with an independent entrance to the upper level. This offers versatile potential for residential, commercial, or investment use.
The layout is as follows:
Ground floor: A 97 m² commercial space—spacious and versatile—ideal for a business, office, professional studio, or storage facility.
First floor: A 102 m² residence in need of renovation, offering great potential for

Price: **399.000 €**

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reconfiguration and customization to suit the buyer's needs.
Its excellent location allows for easy access to all amenities on foot—shops, restaurants, cafés, supermarkets, and leisure areas—while immersing you in the authentic seaside atmosphere of Palamós, a town renowned for its beaches, harbor, and Mediterranean cuisine.
A unique opportunity to develop a residential and commercial project in a prime location, very close to the sea. It is an ideal choice for investors or anyone seeking a property with character and diverse possibilities on the Costa Brava.

Property condition: Good. Usable area: 200 m². Built area: 229 m². Year of construction: 1968. Energy Efficiency Certificate (CEE): Consumption: C-154 kWh/m²/year. Emissions: C-31 kg CO2/m²/year. Registration number: XWJF0Q1X. Certificate of habitability: in progress. Located in a "stressed" (high-demand) housing area. Not included in the price: ITP (Property Transfer Tax, at the current rate in Catalonia), as well as notary and land registry fees. Fees: real estate management fees are included in the sale price. Owner: not a large-scale property holder.

Transaction:	Sale	Category:	Apartment
Situation:	Calle Orient, Palamós, Baix Empordà	Built area:	229 m^2
Useful area:	105 m^2	Condition:	Good condition
Bedrooms:	3	Bathrooms:	1 bathroom
Balcony:	Yes	Lift:	Yes