



## Spacious Office Space near AVDA. ALEMANIA



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Louer
Prix:	USD 2,346.98

### Location

Pays:	Espagne
État/Région/Province:	Baléares
Ville:	Palma de Majorque
Soumis:	28/11/2025

### Description:

Spacious and bright offices for rent in an excellent location in the Avenida Alemania area. The property is in good condition and is distributed on the first floor with a surface area of 305 m<sup>2</sup> (150 m<sup>2</sup> + 155 m<sup>2</sup>). It has large windows, which provide excellent visibility and abundant natural light.

There are two entrances and 7 air conditioning units.

This space is ideal for any type of business thanks to its size and strategic location.

A unique opportunity to rent commercial space in one of the best areas of Palma!

There is also the possibility of renting a commercial premises distributed over two floors with a total area of 434 m<sup>2</sup> (170 m<sup>2</sup> on the ground floor + 264 m<sup>2</sup> in the basement) with large windows, for a price of €2,000/month + deposit + real estate fee.

The entrance is directly from the street, ensuring a high pedestrian flow.

### Highlights:

- Total area: 305 m<sup>2</sup> (150 m<sup>2</sup> + 155 m<sup>2</sup>)
- Elevator
- Good condition
- Strategic location in the Avenida Alemania area
- Large windows
- High traffic area and excellent visibility



- 7 air conditioning units
- 2 fully equipped toilets
- Alarm pre-installation
- 2 access doors
- Parquet flooring throughout the premises
- Several offices and 1 storage/archive room
- Safe box

## Surface:

Built area according to the Cadastre:

-305 m<sup>2</sup> (150 m<sup>2</sup> + 155 m<sup>2</sup>)

Usable area:

-286 m<sup>2</sup> (145 m<sup>2</sup> + 141 m<sup>2</sup>)

## Costs / Conditions:

- Rent price: €2,000/month + taxes
- Deposit: 2 months (€4,000 )
- Waste tax: Paid in community fees
- Lease term: 5 years
- Community fees (water included+Waste tax): €420/quarter
- Real estate fee: €2,400 + 21% VAT
- Insurance policy required

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## Commun

Salle de bains: 2

Pied carré fini: 286 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/URZF-T156/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/URZF-T156/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 493



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