



## New commercial space with private courtyard in Lluçmajor



### Information de l'agent

Nom:	ArKadia
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Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 246,432.5

### Location

Pays:	Espagne
État/Région/Province:	Baléares
Ville:	Lluçmajor
Soumis:	19/03/2026

### Description:

Newly built commercial premises for sale in Lluçmajor, located in a quiet and strategic area close to the main street, surrounded by cafes, restaurants, shops and a small shopping centre.

The premises have a direct entrance at street level, large windows that provide abundant natural light and a spacious and open interior space, ideal for different types of professional or commercial activity.

The floor is covered with non-slip natural stone, a durable material that is highly valued in local architecture. The bathroom is spacious and adapted for people with reduced mobility. One of the most attractive features of this property is its private patio with outdoor terrace, this space can become a pleasant corner to enjoy a coffee break, a small rest space or even an area for customers.

The other part of the courtyard preserves natural soil with earth and wild vegetation, creating a small green oasis where it would be possible to plant fruit trees or other natural elements that bring character and tranquillity to the space.

The premises also have new hot/cold air conditioning, completely new electrical installation and water intake in the patio for irrigation or other uses.

### HIGHLIGHTS

- New construction commercial premises
- Strategic location in Lluçmajor



- Quiet and safe area near the main street
- Surrounded by cafes, restaurants and shops
- Direct entrance from the street without steps
- Large windows with plenty of natural light
- Spacious and open interior space
- Non-slip Mallorcan natural stone floors
- Bathroom adapted for people with reduced mobility
- Private patio with outdoor terrace
- Natural garden area ideal for fruit plants or trees
- New hot/cold air conditioning
- Completely new electrical installation
- Water intake in the yard for irrigation or other uses

## SURFACES

Total area:

-140.82 m<sup>2</sup>

Built area in Cadastre:

-72 m<sup>2</sup> of commercial space

Surface area in public deed:

-71.21 m<sup>2</sup> commercial space

-36.97 m<sup>2</sup> terrace

-32.64 m<sup>2</sup> patio

## CONDITIONS / EXPENSES

-Sale price: 210.000 €

-IBI: ...

-Garbage rate: ...

-Community fees: ...

-Real estate brokerage fees are included in the final sale price.

## LOCATION - LLUCMAJOR

Llucmajor is one of the most characterful municipalities in the south of Mallorca. It retains the charm of a traditional Mallorcan village, but at the same time offers all the necessary services for daily life: shops, local markets, restaurants, cafes, banks, schools and medical centres.

Thanks to its strategic location, Llucmajor is only about 15 minutes from Palma airport and approximately 20 minutes from the centre of Palma, making it a very well connected location.

In addition, the area offers easy access to some of the most beautiful coves and beaches in the south of Mallorca, as well as golf courses and natural areas.



A location that combines quality of life, tranquility and good commercial development opportunities.

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Nouveau:

Oui

## Commun

Salle de bains:

1

Pied carré fini:

71.21 m<sup>2</sup>

Dimesions du lot:

69 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web:

[http://www.arkadia.com/URZF-T172/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/URZF-T172/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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