



## Premium commercial space in SINDICAT prime area



### Information de l'agent

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

### Détails de l'annonce

Propriété à: Louer  
Prix: USD 2,409.98

### Location

Pays: Espagne  
État/Région/Province: Baléares  
Ville: Palma de Majorque  
Soumis: 02/04/2026

### Description:

High-end commercial premises IN TRANSFER over 3 floors located in the very centre of Palma de Mallorca, next to Calle Sindicato and just a few metres from Avenidas. A representative and elegant property, ready to operate in one of the city's busiest areas.

An exclusive premium commercial space distinguished by its elegance, spaciousness and representative character:

- Large shop windows with abundant natural light
- Very high ceilings - sense of spaciousness
- Luxury finishes in natural marble (walls and floors)
- Mirrored walls
- Impressive large chandelier in the foyer
- Marble staircase with high-quality wrought iron railings

### Layout:

#### Ground floor:

- Main area
- Small storage room



## First floor:

- Second room (ideal as office)
- Separate office
- Dressing room
- Toilet
- Open balcony/terrace space overlooking the ground floor

## Basement:

- 2 independent dry rooms (no humidity)
- One with a safe

## Ideal for:

- High-end fashion boutique
- Art gallery
- Aesthetic or beauty clinic
- Café, bar
- Furniture or home décor store

## Surface:

- Total: 331 m<sup>2</sup>
- Built (Cadastre): 297 m<sup>2</sup>

## Usable area:

- Basement: 87 m<sup>2</sup>
- Ground floor: 105 m<sup>2</sup>
- First floor: 75 m<sup>2</sup>

## Highlights:

- Prime central location
- High visibility and foot traffic
- Direct street access
- Bright and spacious
- Representative property over 3 floors
- Luxury marble finishes
- Ready to operate



- Fully equipped marble bathroom
- Air conditioning

#### Conditions:

- Transfer price: OFFERS ARE WELCOME
- Agency fees included
- Contract duration: 10 years

#### -Stepped rent:

- Year 1: €2,060
- Year 2: €2,060 + CPI (2.3%)
- Year 3: €2,500
- Year 4: €2,500 + CPI
- Years 5-10: €3,500 (+ CPI from year 6)

Legal costs (owner's lawyer): 50% each party

#ref:510

Année: 1984

#### **Commun**

Salle de bains: 1  
Pied carré fini: 267 m<sup>2</sup>

#### **Lease terms**

Date Available:

#### **Information additionnelle**

Lien URL du site web: [http://www.arkadia.com/URZF-T174/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/URZF-T174/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

#### **Contact information**

IMLIX ID: 510

