



## Premium commercial space in SINDICAT prime area



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Kiadó
Ár:	USD 2,417.39

### Elhelyezkedés

Ország:	Spain
Állam/Régió/Tartomány:	Balearic Islands
Város:	Palma
Feladta:	2026. 04. 02.

#### Leírás:

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

Built: 1984

## Gyakori

Fürdőszobák: 1

Kész négyzetméter: 267 nm

## Lease terms

Date Available:

## További információ

Weboldal URL: [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

