



Premium commercial space in SINDICAT prime area



Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Dettagli dell'inserzione

Proprietà per:	Affitto
Prezzo:	USD 2,409.98

Posizione

Nazione:	Spain
Stato / Regione / Provincia:	Balearic Islands
Città:	Palma
Publicato:	02/04/2026

Descrizione:

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 m²
- Built (Cadastré): 297 m²

Usable area:

- Basement: 87 m²
- Ground floor: 105 m²
- First floor: 75 m²

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

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Costruito: 1984

Comune

Bagni: 1
Finito piedi quadrati: 267 mq

Lease terms

Date Available:

Informazioni aggiuntive

URL del sito: http://www.arkadia.com/URZF-T174/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 510

