



## Spacious commercial premises with mezzanine in AVENIDAS



### 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 2,353.29

### Posizione

Nazione:	Spain
Stato / Regione / Provincia:	Balearic Islands
Città:	Palma
Publicato:	09/05/2026

### Descrizione:

Spacious commercial premises with a mezzanine located next to Avenidas and Clínica Rotger, in a strategic and very central location in Palma. A space with great exterior visibility, impressive ceiling height and multiple possibilities of adaptation, ideal for developing different types of commercial activity, showroom, creative studio, offices, exhibition, workshop, warehouse or sports activities such as martial arts, boxing, pilates and other wellness disciplines.

The property stands out for its spaciousness and open-plan structure, offering a feeling of space that is very unusual in the city centre. The main entrance has large glass doors of considerable height and closure by metal security shutters, providing natural light and an important commercial presence from the outside.

On the ground floor we find a large open space of approximately 200 m<sup>2</sup>, with ceilings that in some areas exceed five meters in height, concrete floor and walls in original condition, ideal to adapt and customise according to the needs of each project. On this floor there is also a complete toilet with shower and a separate area for storage and electrical panel.

From the ground floor there is access by stairs to the mezzanine, an open space of approximately 115 m<sup>2</sup> that visually functions as a large interior balcony with an exterior window, providing spaciousness and multiple possibilities for additional use such as an office, exhibition, work area or storage.



## Distribution

- Open-plan ground floor
- Open loft type interior balcony
- Full toilet with shower
- Storage area
- Independent electrical panel
- Automatic metal shutter
- Exterior showcase

## Highlights

- Strategic location next to Avenidas and Clínica Rotger
- High ceilings
- Large, open-plan spaces
- Great commercial visibility
- Multiple distribution possibilities
- Ideal for showroom, creative studio, offices or wellness activities
- Large format input
- A lot of commercial presence
- Functional and versatile mezzanine
- Excellent connection to the centre of Palma

## Surfaces

- Ground floor: approximately 200 m<sup>2</sup>
- Mezzanine: approximately 115 m<sup>2</sup>

## Expenses and conditions

- Rent: €2,000/month + VAT 21% - Personal Income Tax
- Real estate fees: €2,400 + 21% VAT - IRPF
- 2 months deposit
- IBI to be paid by the tenant
- Garbage rate to be paid by the tenant
- Utilities at the tenant's expense
- Demonstrable solvency
- 5-year contract

## Status and potential

The premises are in original condition, with a versatile structure and great potential to adapt the space according to the needs of each activity. Thanks to its dimensions, height and location, it represents an excellent opportunity to develop a commercial concept with its own identity in one of the most strategic areas of Palma.



## Location

Located in the Bonaire - Avenida area, near Clínica Rotger, public underground parking and very close to the centre of Palma, in a consolidated environment with great commercial and professional activity throughout the year. The area has excellent public transport connections, great pedestrian traffic and easy access from different parts of the city.

In addition, it is surrounded by shops, offices, clinics, cafeterias and all the necessary services, making it an ideal location for businesses looking for visibility, accessibility and a central location in Palma.

A property with great potential and multiple possibilities, perfect for those looking to establish their business in a strategic location and with a large commercial presence in the centre of Palma.

#ref:517

## Comune

Bagni: 1  
Finito piedi quadrati: 200 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/URZF-T188/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/URZF-T188/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 517

