



## Offices with a project to change to housing next to AVENIDAS



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 375,516.19

### Location

Country: Spain  
State/Region/Province: Balearic Islands  
City: Palma  
Posted: Apr 14, 2026

### Description:

This complex of 4 offices with a project to change use to housing is offered for sale located in the heart of Palma, in a strategic location a few minutes from El Corte Inglés Avenidas, Parc de les Estacions and the intermodal station, which guarantees excellent communications, services and high residential demand.

### Distribution:

The asset is made up of four spacious offices with abundant natural light at both ends, allowing for natural cross ventilation, better indoor air quality and multiple redistribution possibilities.

Two units of : 92 m<sup>2</sup> built according to the cadastre (79.52 m<sup>2</sup> useful)  
Two units of: 123 m<sup>2</sup> built according to cadastre (103 m<sup>2</sup> useful)

The project includes the transformation of the entire floor into 4 homes.

### Highlights:

- Central and consolidated location in Palma
- Project for the change of use of 4 homes presented to the city council at the end of February 2026
- Project submission fees already paid
- Project and architect included and paid for by the property



- Spacious offices with excellent natural light at both ends
- Natural cross ventilation thanks to its orientation and openings at both ends
- Building with lift (does not directly access the mezzanine)
- The entire plant will be rehabilitated for residential use
- Area with high demand and revaluation
- Possibility of a separate parking space

#### Surfaces:

- 2x units of 92 m<sup>2</sup> built / 79.52 m<sup>2</sup> usable
- 2x units of 123 m<sup>2</sup> built / 103 m<sup>2</sup> usable
- Total complex with the possibility of development in 4 homes

#### Expenses and conditions:

- Unit price 92 m<sup>2</sup>: 250.000 €
- Unit price 123 m<sup>2</sup>: 320.000 €
- Possibility of acquiring the complete lot at a special price (consult)
- Approximate PEM of the project: 54,000 €
- The buyer must execute the work and assume the corresponding fees at the end of the work
- Optional parking space in the building: 100,000 € (23 m<sup>2</sup> according to the cadastre, dimensions 3.60 x 6.52)

#### Status and potential:

This is a unique opportunity to acquire an asset with a project already presented to develop 4 homes in a prime area of Palma. The surfaces make it possible to create functional, bright homes adapted to current demand.

According to the project, homes have an approximate free height of 2.40 m in the main rooms, complying with habitability conditions. The rest of the units maintain similar characteristics of spaciousness, natural light and ventilation.

Ideal both for end customers who want to design their home to measure, and for investors looking to develop the project and sell it as a finished home, in an area where the current market places second-hand prices from € 350,000.

Indicative renderings of the final result are presented and we offer interior design services for the complete development of the project.

#### Location:

Located in a premium area of the centre of Palma, next to Avenidas, surrounded by shops, banks, restaurants and all services. Excellent connection to public transport (train, metro and buses), proximity to public car parks and easy parking in the area.



Central location but in a quiet street, which provides added residential value.

An excellent opportunity to acquire a project with high potential for profitability and revaluation in one of the most sought-after areas of Palma. For more information or to arrange a visit, do not hesitate to contact us.

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### **Common**

Bathrooms: 1  
Finished sq. ft.: 103 sq m

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/URZF-T176/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/URZF-T176/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 514

