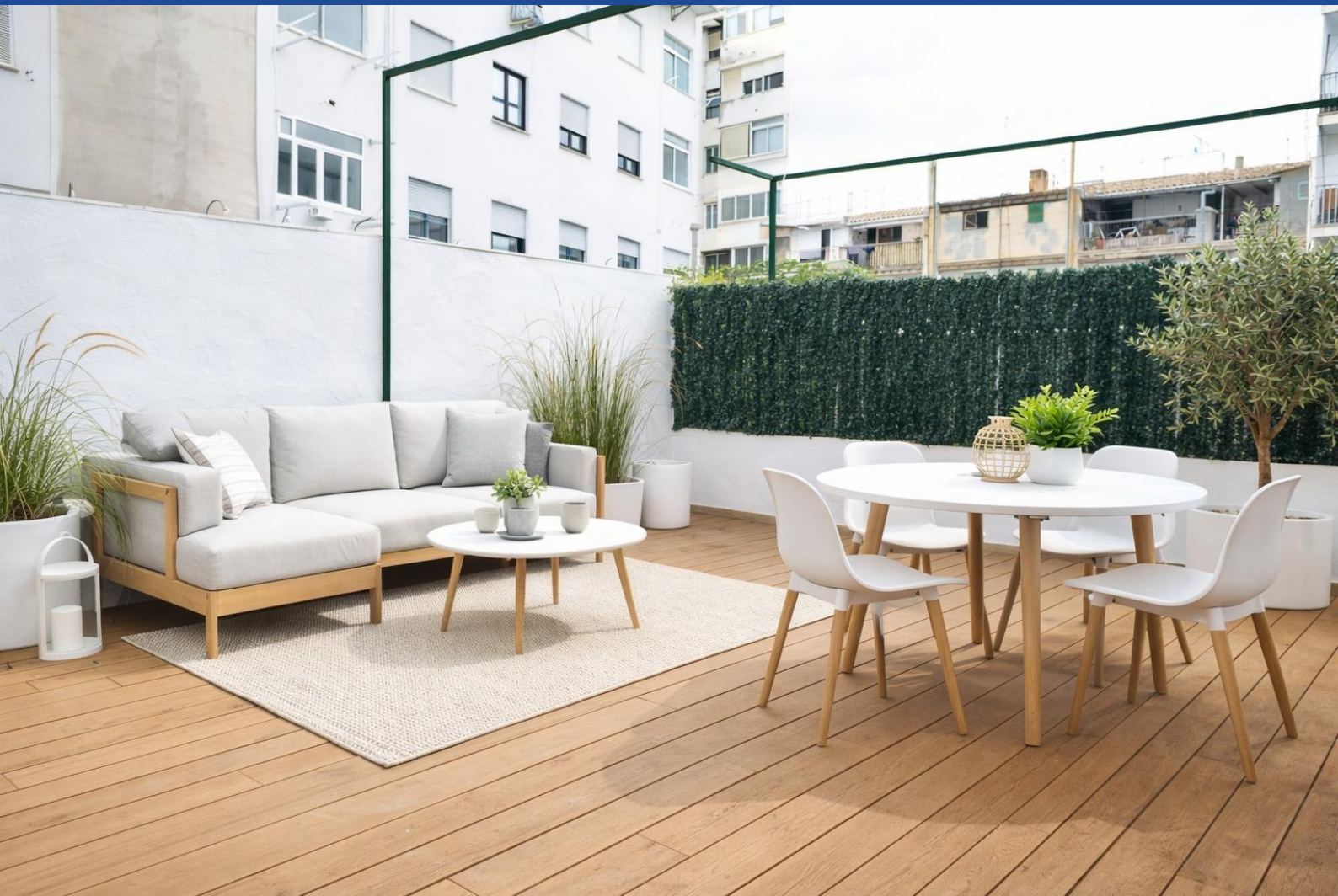




Building for sale in Arxiduc - Palma de Mallorca



6
Bedrooms



3
Bathrooms



488 m²
Built



223 m²
Total



1.290.000€
Price

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Description

Unique opportunity in one of the most sought-after areas of Palma. Three-story building/single-family home for sale, with multiple possibilities for use and the legal option to add another floor.~~The property currently combines commercial and residential use, with separate entrances and a versatile layout that allows it to be used as a large single-family home, two separate homes, or a high-yield real estate project.~~Current layout~* Ground floor (200 m²). Completely open-plan space. Commercial use. Ideal for business premises, conversion to parking spaces, or conversion into homes (depending on the project).~~* First floor – 3 double bedrooms, 1 single bedroom, 2 full bathrooms, entrance hall, several living rooms, kitchen-dining room. Heating by fireplace and radiators. Large rear terrace~~* Second floor - 2 double bedrooms, 1 full bathroom, living-dining room, integrated kitchen, terrace on the floor, upper terrace.~~The two homes have separate access via an external staircase and are also connected by an internal staircase, allowing them to be used separately or together.~~Legal possibility of building an additional floor (up to 4 floors in total). Ideal for investors looking to:~~ Construct a new residential building~- Use the ground floor as parking and develop 3 residential floors~- Project for several homes to maximize profitability~~Located in the Arxiduc area, a well-established neighborhood with excellent transport links, close to amenities, public transport, shops, and just a few minutes from the center of Palma.~~A property with multiple options: to live in, invest in, or develop. Ideal for families looking for space, as well as developers and investors.~~The sale price of the property includes the real estate agency commission, which will be paid in full by the seller.~This price does not include the corresponding Property Transfer Tax (ITP), notary fees, or land registry costs, which are estimated at approximately 2% and must be paid upon signing the corresponding public deed. The tax percentage is calculated based on the final price stated in the public deed and may vary depending on subsidies, benefits, age, and other circumstances of the taxpayer.~~~

Details

✓ Ref: 101FA1220D

✓ Energy certification: