



## QUATRE CASES

Unique opportunity in the heart of Palafrugell: A building with multiple investment possibilities.

Located on a charming pedestrian street in the center of Palafrugell, just steps from all services, shops, restaurants, and areas of interest, this unique three-story building with a roof terrace is ideal both as an investment and as a multi-use residential project.

The property consists of:

A 53 m<sup>2</sup> ground-floor commercial space with direct access from the street. Its strategic location in a busy area makes it a perfect space for setting up a business or renting out at a high profitability.

The main house is distributed over two levels, with a total of four bedrooms (three doubles and one single), a full bathroom with a shower, and another en-suite bathroom with a bathtub, and direct access to a sunny terrace. The lower level includes a spacious living-dining room with access to the patio, a functional kitchen connected to a laundry room, and a guest toilet. It also has a 22 m<sup>2</sup> adjoining room, ideal as a studio, office, gym, or creative space.

Independent apartment on the top floor, currently under construction, allowing the new owner to design and finish it completely to their liking. An excellent opportunity to create a second home or rent it out.

Large rooftop sun terrace with panoramic views of the village, the church, and other historic buildings in the old town. A unique space to enjoy the sun and tranquility in the heart of the city.

The property offers great profitability potential thanks to the possibility of dividing the units horizontally and selling or renting them separately. A versatile investment with multiple development options, in one of the most dynamic and charming towns in the Baix Empordà.

Transaction	Sale
Category	Rural house
Municipality	Baix Empordà
Surface area	426 m <sup>2</sup>
Rooms	5
Bathrooms	3 bathrooms
Washing machine	Yes
Utility room/area	Yes
Terrace	Yes
Courtyard	Yes
Land	382 m <sup>2</sup>
Balcony	Yes

390.000 €