

## Playa de Palma

Reference 121954



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

## Residential and commercial building for sale in Arenal

constructed area: 625 m<sup>2</sup>  
plot area: 437 m<sup>2</sup>  
bedrooms: 8  
bathrooms: 5  
sea view: -

energy certificate: e

**price: € 2,250,000.-**



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### Details:

Offered for sale is a building for both residential and commercial use, a perfect investment opportunity.

This 3-level hotel building, situated in S'Arenal, was extensively converted into a residential and commercial building in 2022. On the ground floor are 4 office rooms, some of which are already rented, and the 1st floor houses 3 apartments, 2 with one bedroom plus a duplex with 2 bedrooms. On the 3rd floor is the large penthouse with a large roof terrace. Some of the apartments have also been rented.

All apartments are modern and bright, and fulfil the latest standards of quality and technology. It would also be possible to build a pool on the roof terrace, and this has already been checked and confirmed by a structural engineer. Some of the apartments are already rented.

This interesting property would certainly be ideal as an investment opportunity. Please do not hesitate to contact us for further information.

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### Location & surrounding area:

Las Maravillas is a quiet residential area, which is located at the famous beach Playa de Palma and is especially sought-after due to the proximity to the capital of Palma. The area is modern and very popular among residents.



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Sunny terrace



Large roof terrace



Open plan living area



Light-flooded living and dining area



Lovely dining area



Dining area adjoining the kitchen

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.



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Modern kitchen and dining area



Fully fitted kitchen



Beautiful kitchen



Spacious double bedroom



Bright bathroom



Additional bathroom

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Rest room



Fantastic roof terrace



Additional view of the roof terrace

Escala de la calificación energética	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
A más eficiente		
B		
C		
D		
E	111.40	35.00
F		
G menos eficiente		

Energy certificate

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