



BUILDING LOCATED IN FRONT OF THE CHURCH OF MALGRAT DE MAR

Property located in the nerve centre of Malgrat de Mar; in front of the church, 400 m from the beach.

Corner building.

Currently it has 5 commercial premises and 3 apartments. The first commercial premises consists of 50 m², the next three are 20 m² and the last one of 50 m² is on the corner with the church square, with a shop window that overlooks two streets.

The premises are located on the most commercial street of Malgrat de Mar.

The first apartment of 48 m² with views of the church, has two bedrooms, living room, fully equipped independent kitchen and a bathroom.

The second apartment of 30 m² consists of a hall, living room, independent kitchen, bedroom and a bathroom.

The two apartments have a large terrace of 120 m² on the upper part of the building and a large laundry room where the washing machines are located, as well as a large storage room with the possibility of locating another house of approximately 50 m² with one bedroom.

The third apartment, which has the access route from the other street, consists of an entrance hall, a large open-plan living room, a double bedroom with a dressing room, both the bedroom and the living room have access to a 6 m² balcony. The living room also has access to a large 40 m² terrace facing south.

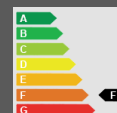
Possibility of building 6 single-family homes, each with a commercial premises at street level.

It is currently generating, without being fully rented, approximately 55,000 in rent.

Número API: A14265, número registro: 13420

Transaction	Sale
Category	Building
Situation	Malgrat de Mar, Maresme
Built area	360 m ²
Useful area	288 m ²
Occup. cert.	
Condition	

739.000 €



F - 219 kWh/m²
E - 37 kg CO₂/m²