











## 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.

Transaction Category Municipality Surface area Sale
Building
Maresme
360 m<sup>2</sup>

739.000 €



**F** - 219 kWh/m<sup>2</sup> **E** - 37 kg CO<sub>2</sub>/m<sup>2</sup>