



Local with storage project - Lloret de Mar

Road access, loft space, and great income potential.

Urban premises of 160 m² built are offered, located on Calle Santa Isabel in Lloret de Mar, with direct access from the public road. The property has double access, one pedestrian and another for vehicles and vans, facilitating loading and unloading while providing great functional versatility. Currently, it is distributed as an open space, with auxiliary areas, a restroom, and an interior loft. The interior height allows the use of volume through the existing loft, optimizing the total usable surface and expanding distribution possibilities.

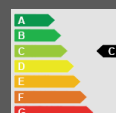
The premises feature a solid structure, with pillars and ceilings that facilitate functional redistribution of the space, making it particularly suitable for storage, storage rooms, technical offices, or auxiliary activities, along with potential for other compatible uses, subject to adaptation and obtaining the corresponding licenses. It is presented as an excellent investment opportunity, as it has a renovation project designed for the creation of storage rooms and a specific area for bicycles, maximizing the available surface and adapted to the high demand for urban storage.

Distribution according to the project: bicycle area: approx. 16.46 m², storage area: approx. 93.9 m², distributed between the ground floor and the loft. Different types of storage rooms, adapted to various needs. Spacious common areas, with comfortable circulation and loading zone. Utilization of the existing loft, increasing the overall profitability. The project is proposed for a low-cost investment, resulting in a modern, functional, and low-maintenance final product. Ideal for investors seeking an asset with high demand, recurring income, and low risk, as well as for urban storage or auxiliary use companies.

In compliance with Law 3/2017 of February 13, 2018, of the Civil Code of Catalonia, which approves the Consumer Information Regulation in the purchase and rental of homes in Catalonia, the customer is informed that notarial, registration, and tax expenses that may be applicable (ITP or VAT + AJD) and other expenses inherent to the purchase are not included in the price.

Transaction	Sale
Category	Premises
Municipality	Selva
Surface area	160 m ²

95.000 €



C - 28 kWh/m²
D - 145 kg CO₂/m²