

Palma

Interesting investment opportunity with one residential and two commercial units, in Son Ferriol.

Property ID: ES233744446



PURCHASE PRICE: 960.000 EUR • LIVING SPACE: ca. 182 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 335 m<sup>2</sup>

Property ID: ES233744446 - 07198 Palma

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## At a glance

Property ID	ES233744446
Living Space	ca. 182 m²
Rooms	5
Bedrooms	4
Bathrooms	2

Purchase Price	960.000 EUR
Condition of property	Well-maintained
Equipment	Terrace, Swimming pool, Built-in kitchen

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## Energy Data

Type of heating	Central heating
Energy information	At the time of preparing the document, no energy certificate was available.

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## The property





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## A first impression

Interesting investment opportunity with one residential and two commercial units. The building was erected in 1990 on a plot of approx. 335m<sup>2</sup> and has a built-up area of approx. 381m<sup>2</sup> which is divided as follows. On the ground floor there is currently a restaurant with 60 seats and an area of approx. 97m<sup>2</sup>, as well as a bakery with approx. 50m<sup>2</sup>.

On the first floor there is a flat with three double bedrooms, as well as two bathrooms, kitchen and living room with balcony. The flat also includes the private courtyard with a pool, a garage with two parking spaces and a cellar.

The rental income to be achieved from the three units makes this offer an interesting investment opportunity. Please contact us for further details.

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## All about the location

Son Ferriol is a charming neighborhood in the east of Palma de Mallorca that offers a unique blend of rural flair and urban proximity. With around 8,000 inhabitants, the place has a pleasant, almost village-like atmosphere that is characterized by its proximity to nature. Son Ferriol is particularly attractive for families and people looking for a quieter environment without having to forego the amenities of the island's capital.

The district is surrounded by fertile fields and gardens, giving it a green and idyllic character. Nevertheless, the city center of Palma with its historic buildings, lively markets and cultural offerings is only about 6 kilometers away and can be easily reached by car or public transport. Palma airport is also only around 7 kilometers away, making the location particularly convenient for travelers.

Son Ferriol is known for its lively community life, which is particularly evident during local festivals such as the "Fira de Son Ferriol". These events attract both locals and visitors and create a close connection between tradition and community. Despite its proximity to the city, Son Ferriol retains a tranquil and authentic atmosphere, characterized by charming little stores, cafés and typical Mallorcan restaurants.

The combination of a strategic location, good infrastructure and the typical Mallorcan lifestyle makes Son Ferriol a sought-after residential area for those who want to combine the best of city and country life.

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## Other information

We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on the information provided by the owner or client. We assume no liability for the completeness, accuracy and timeliness of the information. The brokerage fee is payable by the vendor. Any taxes, notary and land registry costs incurred on the purchase are to be borne by the buyer.



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## Contact partner

For further information, please contact your contact person:

Florian Waetzoldt

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