

# Opportunity: Commercial property in Puerto Andratx

8010 - For  
Sale

€280,000

>>> MALLORCA SOUTHWEST › Puerto Andratx / Commerce & Investment

## INVESTMENT



## Bright, modern commercial space with harbour views and top yields!

This 52 m<sup>2</sup> commercial space not only offers you a breathtaking view of the harbour from the 13 m<sup>2</sup> terrace, but also a flexible interior design that can be ideally adapted to your needs. The large window fronts flood the room with natural light and create an inviting atmosphere. The elegant wooden flooring and air conditioning ensure a stylish and comfortable working environment. The best thing about it? The property is already let and generates an immediate return! An ideal investment!

This exceptional commercial space in one of the most sought-after areas of Puerto de Andratx offers you a rare opportunity to invest your capital profitably. The terrace with magnificent harbour views, the licence for office use and the current rental guarantee you an immediate return. The bright, open-plan layout with elegant wooden flooring, a bathroom and a storage room offer additional comfort.

Ideal for various types of business: whether office, showroom, consulting room or boutique retail – this commercial space offers you a wide range of possible uses. The excellent visibility and easy access for customers and visitors are further plus points.

Built year

1991

Invest in a first-class property with potential for value appreciation!

Location:

This exceptional commercial space in the heart of Puerto de Andratx offers you an unrivalled opportunity to establish your business in one of the most sought-after locations in the town. Surrounded by stylish cafés, renowned real estate agencies, exclusive interior design boutiques and trendy art galleries, you will not only enjoy high visibility here, but also a constant stream of potential customers. Just a stone's throw from the picturesque harbour, you will experience a unique combination of local flair and international clientele.

Puerto Andratx is one of the most glamorous locations in Mallorca and belongs to the municipality of Andratx and is located in the outmost southwest of the island. The enchanting fishing port connected with a marina with its sustained promenade with a huge selection of noble boutiques, bars and restaurants is one of the most inviting spots to relax on the island. Around the port you find the famous urbanizations of Port Andratx like Montport, Can Borrás, Cala Moragues, Cala Marmacen, Cala Llamp and the famous languet La Mola all with its exclusive luxury villas, first-class fincas and high standard apartment residences, most of them offering stunning views towards the port, the sea and/or the DRAGONERA island. Just a 5-min. drive away you find the sought after sandy beach of Camp de Mar and



## Additional Features

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### Image Gallery

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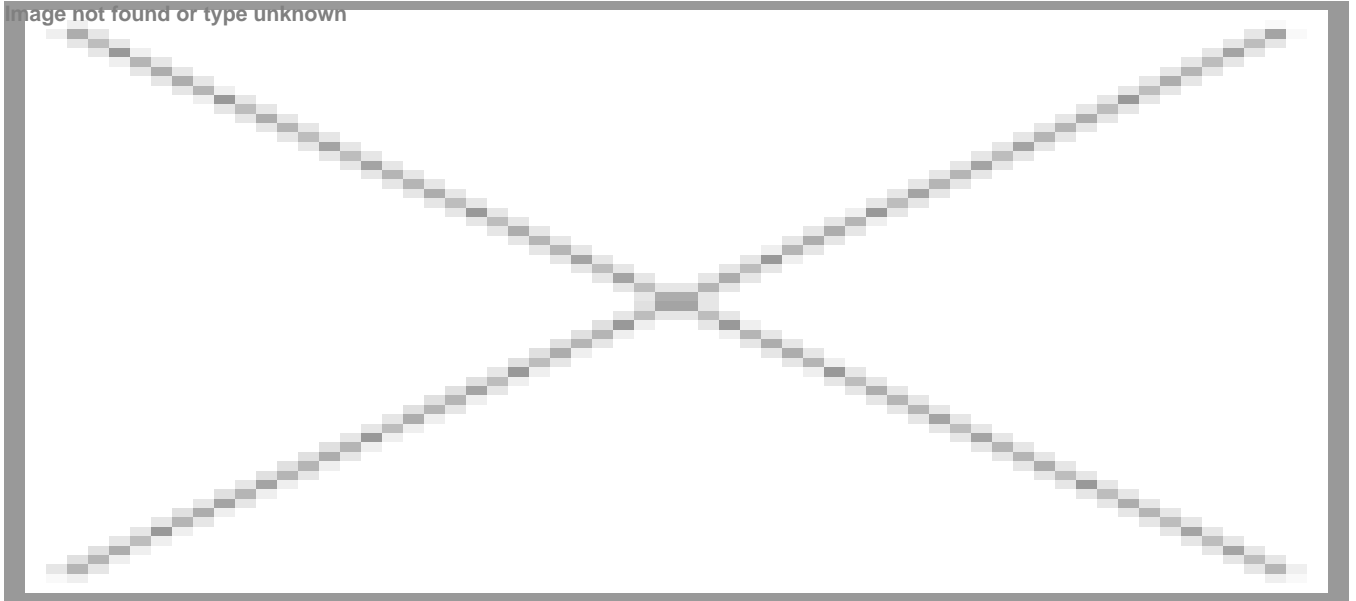




## Property Location

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The map does not show the exact location of the property.

## Contact the Agent

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**Carsten Scharmann**

**Website:** <http://newhomemallorca.com>

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