

**Santanyi**  
référence du bien 116134



Large, interestingly-designed commercial premises on the first floor of a new building in Santanyi

séjour:	229 m <sup>2</sup>	energy certificate:	en proceso
surface utile:	-		
unités résidentielles:			
nombre de lits:	-	<b>prix:</b>	<b>€ 425.000,-</b>
vue sur la mer:			



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## description:

This attractive, newly-built property offers both tenants and investors diverse possibilities for use, and also impresses with its prime location in Santanyi. Completion is foreseen for 2022 and it will be highly suitable as a capital-investment object. Due to its excellent location it promises a very high rentability factor, in particular with attractive investment returns.

The spacious, single-level commercial area will be part of a residential/commercial building with a total of 23 units. Due to its situation on a street corner between a bypass and a lively side street it will be clearly visible with large window frontages on 2 sides. A total of 229,40 sqm will be available, constructed by a prestigious building developer.

The area stretches over a large sales or office area with adjoining storage room and a customer-WC, and there is also a 15,44 sqm patio and a 9 sqm terrace.

Further storage rooms can also be purchased if required:

Room 1 - 2,46 sqm = 3.700€

Room 2 - 2,46 sqm = 3.700€

Room 3 - 2,46 sqm = 3.700€

Room 4 - 3,12 sqm = 4.700€

Room 5 - 4,11 sqm = 6.100€

Room 6 - 3,87 sqm = 5.800€

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## localisation & environnement:

Santanyi in the southeast of Mallorca is among the most popular villages of the island and has resisted over centuries Romans, Arabs and pirates. The beautiful small city with its golden façade of sandstone is elevated from the green surrounding and attracts tourists as well as residents on Wednesdays and Saturdays to the colourful weekly market. Around the Plaza Mayor, there are various cafés and restaurants offering a broad culinary selection. The surrounding narrow streets with beautiful shops invite you to stroll.

The natural preserve of Mondragó is nearby offering numerous routes for hikers, whereas the idyllic bays at the east coast, as Cala Santanyi or Cala Llobarts are perfect for bathing. The harbour of Portocolom and the golf course of Vall d'Or are at a short distance.

