



avinguda de clara campoamor

---

VILADECANS

+34 932 931 905 // +34 918 005 468

[www.aretail.es](http://www.aretail.es)



avinguda de  
clara  
campoamor

Viladecans



**ZONE DESCRIPTION**

Premises located in Avenida Clara Campoamor, on the ground floor of a new building in Viladecans, in the Sector LLevant. The building consists of 58 flats with three bedrooms, two bathrooms, terrace, parking and storage rooms.

The Llevant neighbourhood occupies a total of 55 hectares, where 1,371 dwellings, extensive green areas such as the Torre-roja park and educational facilities will be concentrated. This area is a good opportunity as it is in full growth. A few metres from the centre of Viladecans, where there are big brands and a lot of pedestrian and vehicular traffic.

Commercial premises of a total of 1.237,87 m<sup>2</sup>, on a ground floor at street level. Smoke vent and ceiling height of 4.35 m.

Location with easy access to public transport.



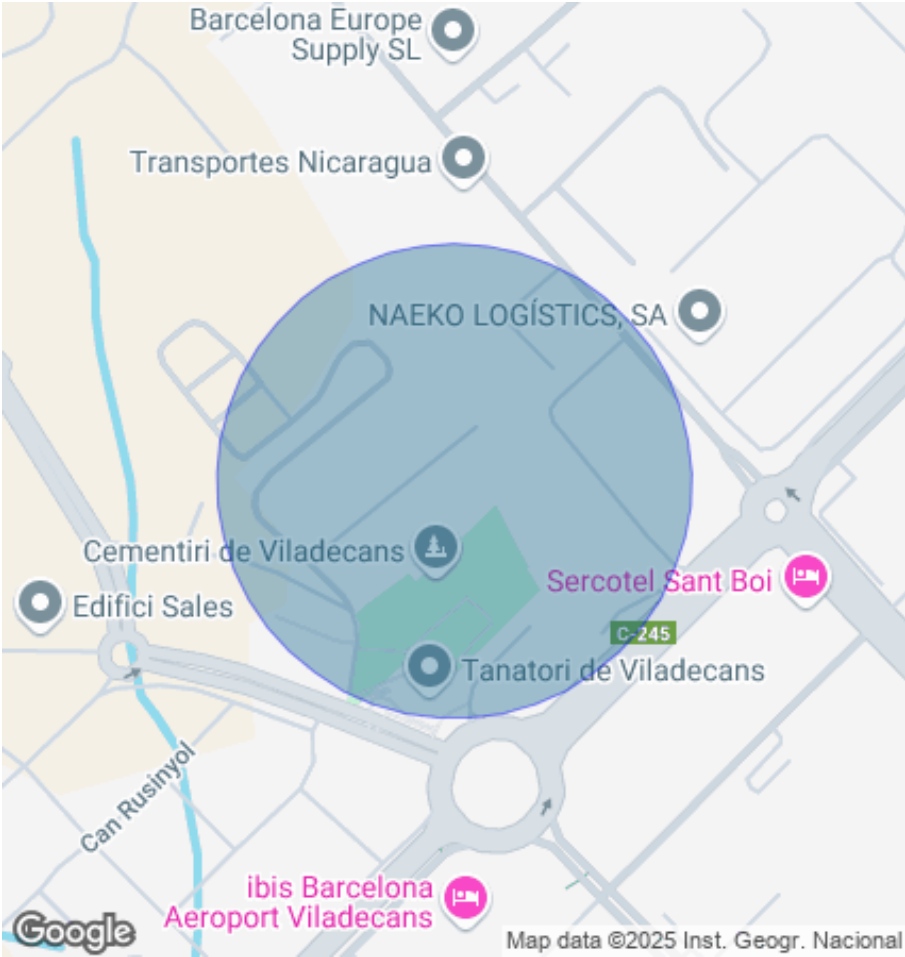
**PROPERTY DESCRIPTION**

CURRENT TENANT	NO TENANT
STORE	SURFACE m <sup>2</sup>
Ground floor	1237 m <sup>2</sup>
TOTAL	1237 m <sup>2</sup>



**ECONOMICS INFORMATION**

Asking price	€ 13,500 + taxes
Professional Fees	15% of the annual rent or the average of the escalation + taxes



avinguda de  
clara  
campoamor

Viladecans

PROPERTY | PICTURES





avinguda de  
clara  
campoamor

Viladecans

PROPERTY | PICTURES



avinguda de  
clara  
campoamor

Viladecans

PROPERTY | PICTURES





avinguda de  
clara  
campoamor

Viladecans

PROPERTY | PICTURES





avinguda de  
clara  
campoamor

Viladecans

PROPERTY | PICTURES





avinguda de  
clara  
campoamor

Viladecans

PROPERTY | PICTURES





avinguda de  
clara  
campoamor

Viladecans

PROPERTY | PICTURES





avinguda de  
clara  
campoamor

Viladecans

PROPERTY | PICTURES







Passeig de Gràcia, 85, 8<sup>a</sup> planta  
+34 935 288 909 • 08008 Barcelona

Serrano, 60, 4<sup>a</sup> planta  
+34 918 005 465 • 28001 Madrid

[www.aretail.es](http://www.aretail.es)

This information has been prepared by ARETAIL, with different information about the market. With the acceptance of this document, the recipient of the same undertakes not to copy, reproduce or distribute this Confidential Document to third parties, neither in its entirety nor in part, without the prior consent of ARETAIL, expressed in writing, as well as to keep permanently confidential all the information contained therein and that is not in the public domain

This Confidential Document has been prepared in order to provide general information about the real estate market. Although the information contained in this document is considered to reflect the true image of it, ARETAIL expressly declines all responsibility for the statements, express or implied, contained in this Confidential Document, for its omissions, or for any other oral or written communications made to any interested party.

Nothing contained in this Confidential Document is a promise or forecast for the future. ARETAIL reserves the right to request the future return of this Document at any time.