



**CENTURY 21.**  
AGCO Plus Immo  
Guadeloupe

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CENTURY 21 AGCO plus Immo, Immeuble Salamandre, N°1 rez de chaussé, Zac de Houelbourg Sud II, Baie-Mahault, Guadeloupe 97122

## POINTE A PITRE - Place de la Victoire

**RefNo# 224153**

Centre Ville (Pointe-à-Pitre) 📍 Guadeloupe

**MLS# 1148174**

Commercial Building/Office

**250,000**



**RefNo#:** 224153

**District/Area:** Centre Ville (Pointe-à-Pitre)

**Region/Country:** Guadeloupe

**Class:** Commercial

**Prop.Name:** POINTE A PITRE - Place de la Victoire

**Land Area:** 91 m²

**Prop.Type:** Commercial Building/Office

**Oper.Costs:**

### Features and Amenities

#### **Parking - Type**

Indoor Parking

#### **Air Conditioning**

No A/C

#### **Near By**

Shopping  
Commercial Activities  
Public Transportation

#### **Location Features**

Water front

### Remarks

These exceptional commercial premises for sale, spread over two lots, represent a unique opportunity for professionals looking for a strategically located space rich in potential in Pointe à Pitre. Ideally located, they combine remarkable visibility with easy access to urban amenities, thus offering an ideal working environment in a district steeped in history.

The first lot, located on the ground floor, has a charming mezzanine on the patio side, creating a welcoming and versatile space. An internal staircase leads to the first floor premises, which has double access: to the interior patio and to the famous Place de la Victoire. This unique configuration offers great layout flexibility and optimal exposure.

The total Carrez surface area of the two lots amounts to 105.30 m². In addition, the two balconies of 8.50 m² and 18.11 m² increase the usable area to 131.91 m², providing appreciable outdoor space for a break or for outdoor meetings. The premises have been completely renovated, with particular attention paid to brightness and modern finishes, guaranteeing a work space that is both functional and aesthetically pleasing.

The location of these premises is ideal for liberal professions, thanks to their proximity to administrations, banks, the Pointe à Pitre judicial court and the sub-prefecture. This privileged location, combined with the

quality of the facilities, offers an exceptional professional environment, conducive to the growth and success of a business.

These premises, combining history, modernity and functionality, are perfectly suited for those seeking to establish or expand their professional activity in an emblematic and dynamic location in Pointe à Pitre.

DPE not required

TOTAL PRICE: €250,000 (Fees included, seller charge).

1st quarter co-ownership charges. 2024: €453.00

Number of lots in the co-ownership: 13

co-ownership charges for the 4th Quarter Parking. 2023: €111.00

No procedure in progress

Property Taxes 2023: €3,021

For any information or visit, contact us on 0690 35 56 16

Total price: €250,000