



**Charming bungalow in one of the most sought-after complexes in the area,  
 Son Xoriguer, Ciutadella, Menorca**

**Ref.: 37011**

This sought-after complex is located on the second line of Son Xoriguer beach, just a few steps from its crystal-clear waters and vibrant marine life, creating a truly idyllic setting. Its proximity to the marina of Cala'n Bosch provides easy access to nautical activities, restaurants, shops and lively entertainment options. The property welcomes us with a functional open-plan kitchen, dining area and a spacious, bright living room, perfect for family gatherings, dinners with friends or simply relaxing. From here there is access to the charming covered terrace, the ideal place to enjoy al fresco meals or unwind with a good book. It also offers a cosy bedroom designed for comfort and style, as well as a fully equipped bathroom. The property features hot/cold air conditioning to ensure comfort all year round. The historic town of Ciutadella, with its rich cultural and gastronomic offer, is just a short distance away, providing the perfect balance



Price: **340.000 €**

	Cons.	Emiss.
A		
B		
C		
D		
E		
F		56.3
G	207.8	

The information provided has been supplied by third parties for informational purposes only and is deemed to be correct. However, it may be subject to errors, price changes, and withdrawal from the market without prior notice.

\*The stated prices do not include applicable VAT or Property Transfer Tax (ITP), nor notary and land registry fees.

\*\*In the case of new developments, the applicable taxes will be 10% VAT + 1.5% Stamp Duty (AID), in addition to notary and land



The information provided has been supplied by third parties for informational purposes only and is deemed to be correct. However, it may be subject to errors, price changes, and withdrawal from the market without prior notice.

\*The stated prices do not include applicable VAT or Property Transfer Tax (ITP), nor notary and land registry fees.

\*\*In the case of new developments, the applicable taxes will be 10% VAT + 1.5% Stamp Duty (AJD), in addition to notary and land



The information provided has been supplied by third parties for informational purposes only and is deemed to be correct. However, it may be subject to errors, price changes, and withdrawal from the market without prior notice.

\*The stated prices do not include applicable VAT or Property Transfer Tax (ITP), nor notary and land registry fees.

\*\*In the case of new developments, the applicable taxes will be 10% VAT + 1.5% Stamp Duty (AID), in addition to notary and land



The information provided has been supplied by third parties for informational purposes only and is deemed to be correct. However, it may be subject to errors, price changes, and withdrawal from the market without prior notice.

\*The stated prices do not include applicable VAT or Property Transfer Tax (ITP), nor notary and land registry fees.

\*\*In the case of new developments, the applicable taxes will be 10% VAT + 1.5% Stamp Duty (AID), in addition to notary and land