



## Commercial premises near the harbour with strong rental yield in Ciutadella, Menorca

Ref.: 37024

Located in one of the most exclusive areas of Ciutadella, this commercial property benefits from a prime position just a short distance from both the harbour and the old town, making it highly attractive. It offers 45 sqm on the ground floor and also features a mezzanine level, ideal for specific uses such as storage. Thanks to its outstanding location and features, it represents an excellent opportunity for those looking to start a new business or relocate to a vibrant area with high footfall from both tourists and local residents, combining the energy of the harbour with the historic charm of central Ciutadella. The premises are currently fully operational, ensuring immediate and strong returns from day one.



Price: **350.000 €**

\*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 registry fees.

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