



Spacious home with garage and great potential in Ciutadella

Ref.: 37038

Just 200 metres from the main avenue, we present this spacious property with outstanding potential. Its excellent location, close to all amenities, makes it ideal both for families seeking convenience and for investors looking for a property with strong prospects. The home features a generous 28 m² garage, a rare asset in the area; four spacious and comfortable bedrooms, ideal for larger families; a bright and welcoming open-plan living and dining area; a separate kitchen with a practical utility room; a full bathroom; and a rear patio with a storage room, with the possibility of converting it into an additional room. It also benefits from a large rooftop terrace with building rights, offering the opportunity to extend the property or add an additional floor. This is a versatile property with multiple possibilities and strong potential for value appreciation. Important information: the property is currently tenanted, with a rental contract



Price: **477.000 €**

	Cons.	Ems.
A		
B		
C		
D		
E		
F		
G		

*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.