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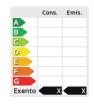
## Exclusive Plot with Great Potential near the Beach - Punta Prima, Menorca

Exceptional investment opportunity: a 3.600 m<sup>2</sup> plot with planning regulations that allow the development of a project with great potential in a highly sought-after location by Punta Prima Beach. According to current planning rules (Sant Lluís 2013), construction may cover up to 50% of the plot's surface (approx. 1.800 m²), plus a basement not included in the calculation, and a ground floor of up to 3.5 m in height. This opens up a wide range of possibilities in terms of design and functionality. Furthermore, the plot requires 20% permeable surface and allows multiple uses: commercial, administrative, sports, socio-cultural, healthcare, recreational, entertainment, among others. An ideal space to create a unique project in a privileged setting, with the advantage of being close to the sea and the reassurance of a consolidated and growing area. A plot that combines location, versatility, and future [] perfect for investors seeking profitability and





Price: **550.000 €** 



Ref.: 92381

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