



## A genuine development opportunity in the heart of Menorca.

Ref.: 93026

In Es Mercadal, within a well-established residential area and well connected to the town centre and its surroundings, this asset offers significant development potential, just minutes from the finest beaches on the island's north coast. A versatile product, suitable both as a main residence, a long-term investment or for temporary residential use, in a location that combines local life, services and close proximity to the coast. The plot, with a surface area of just over 270 m<sup>2</sup>, allows development over ground floor plus two upper floors and attic levels. Preliminary studies by M3 Arquitectura propose a multi-family building with more than 730 m<sup>2</sup> of total built area, comprising: 6 parking spaces 1 commercial unit 6 residential units, ranging between 65 and 109 m<sup>2</sup>. An especially attractive opportunity, suitable either for individual resale or for consolidation as a long-term investment, aimed at reinvestment within Menorca's highly sought-after



Price: **325.000 €**

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