



**Interesting investment opportunity: storage space located in a well-established residential area of Mahón, Menorca.**

**Ref.: 93107**

Enclosed space located on level -1, set within a communal garage in a well-established residential area of Mahón, offering comfortable, practical and efficient access. The property has an approximate surface area of 78 m<sup>2</sup> and is currently arranged into four independent units, allowing for a high degree of flexibility depending on specific requirements. An asset particularly well suited for: Private use Professional or personal storage Investment purposes, including the rental of storage units or auxiliary spaces Due to its typology, location and the current demand for ancillary spaces in consolidated urban areas, a potential yield of approximately 7% is estimated, subject to the chosen operating model. Set in a quiet environment with good accessibility, the space allows for efficient day-to-day use as well as straightforward investment management. An attractive opportunity for long-term holders, investors or private owners



Price: **105.500 €**

	Cons.	Emis.
A		
B		
C		
D		
E		
F		
G		
Exento	X	X

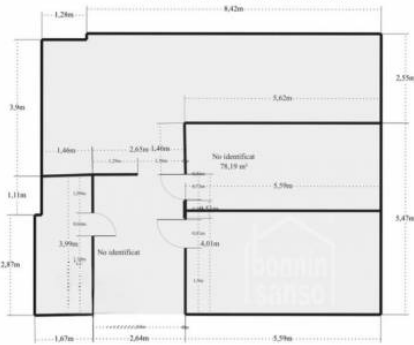
The information provided has been supplied by third parties for informational purposes only and is deemed to be correct. However, it may be subject to errors, price changes, and withdrawal from the market without prior notice.

\*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



Planta 0: No Idenificat, No identificat



Àrea	78,19 m <sup>2</sup>
Àrea neta	78,19 m <sup>2</sup>
Perímetre	35,87m
Àrea total de la paret	153,14 m <sup>2</sup>
Àrea de paret neta	138,28 m <sup>2</sup>
Àrea total de la porta	6,43 m <sup>2</sup>
Àrea total de finestra	0 m <sup>2</sup>
Àrea total d'obertura	6,43 m <sup>2</sup>
Alçada màxima de paret	2,5m
Alçada mínima de paret	2,5m

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