



Plot in Coves Noves, Menorca

Ref.: 93120

Building plot in Coves Noves, an exclusive residential development located in the municipality of Es Mercadal, in the north-east of Menorca. The area is close to beaches such as Arenal d'en Castell and Son Saura, as well as the marina at Addaia and the Son Parc golf course. Urban planning parameters: □ Preferred use: detached single-family dwelling
Maximum building ratio: 0.35 m²/m² of plot □ Maximum permitted height: 7.00 m (maximum 3.50 m above street level)
Number of floors: 2 (ground floor + first floor) □ Setbacks: 5 m from the public road; 3 m from plot boundaries; 3 m between buildings □ Use intensity: single dwelling only An excellent opportunity to build a bespoke home in a well established and highly sought-after residential setting.



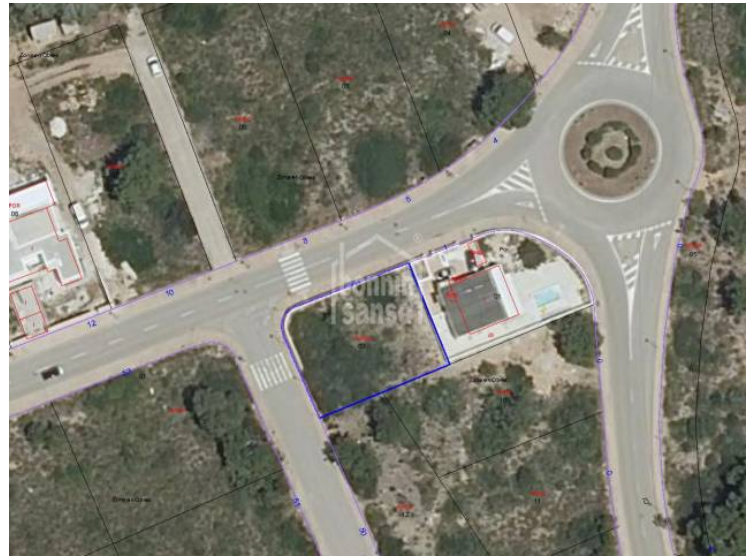
Price: **195.000 €**

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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



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