



## Building with strong potential for repositioning and adaptive reuse, in Es Castell, Menorca.

Ref.: 93121

An interesting two-storey building offering multiple opportunities for repositioning, change of use and potential extension, all subject to current urban planning regulations and the relevant administrative approvals. An asset ideally suited to hospitality, mixed-use schemes or the development of a business project with a residential component, making it particularly attractive to investors. Ground floor □ Commercial / hospitality use The ground floor comprises a generous area suitable for commercial or hospitality activity. It features a large main room with good natural light, currently fitted with a service bar, a spacious kitchen and several working areas, allowing for efficient operation in restaurant or similar uses. Two guest toilets are included. There is potential to create a front terrace, subject to the granting of the corresponding municipal licences. First floor □ Residential use Currently arranged as living accommodation, with a living



Price: 450.000 €

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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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