



Commercial premises in a prime location in Mahón, Menorca

Ref.: 93143

SOLE AGENCY ! Located in the very heart of Mahón, this exceptional ground floor commercial space represents a unique opportunity in one of the most visible and high-footfall areas of the city. Its privileged position makes it the perfect setting for any project looking to stand out. Currently used as an art gallery, the space offers character, elegance, and a truly distinctive creative atmosphere. The property is distributed across several levels: a spacious and bright ground floor that naturally draws people in, a basement offering depth and multiple possibilities, and a studio-type apartment on the semi-basement level, ideal as an independent space, private office, or relaxation area. Each level has been carefully designed to combine functionality with charm, creating a unique and versatile environment. This is a property with true identity for continuing an artistic activity or transforming it into an exclusive commercial concept. A distinctive



Price: 495.000 €

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D	313.1	95.8
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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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**Disposomos de más fotografías de la propiedad.
 Contáctenos para más información.**

**We have more photographs of this property.
 Please contact us for more information.**

**Nous avons plus de photos de cette propriété.
 Contactez nous pour plus d'informations.**

NUESTRAS OFICINAS:	MAHÓN Carrer Nou, 14-16 (+34) 971 35 04 03	CIUTADELLA Avenida Conquistador, 72 (+34) 971 40 22 00	MERCADAL Avenida Via Ronda, 6 (+34) 971 104 168	SANT LLUÍS Avenida De Sa Pau, 65 (+34) 971 150 053	CALA MILLOR Avenida San Bon Temps, 4 (+34) 971 267 597
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