



Rare Townhouse Project with Large Patio, Pool & Garage in Mahon, Menorca

Ref.: 93191

An exceptional and rare opportunity in the heart of Mahon: a significant residential project combining a traditional townhouse requiring complete refurbishment with an adjoining plot, offering the possibility to create a spacious contemporary home with a generous outdoor area – a true rarity within the town centre. The sale includes the existing property together with the adjacent plot. The project benefits from a granted and fully paid building licence, allowing construction to commence immediately without the need for additional planning procedures. The approved design proposes a four-level home, including a basement. At street level, the ground floor will feature an elegant entrance hall, guest cloakroom, and an impressive open-plan living, dining and kitchen area. This space opens directly onto a generous private patio of approximately 90 m², conceived as the heart of the home and incorporating a swimming pool. A private



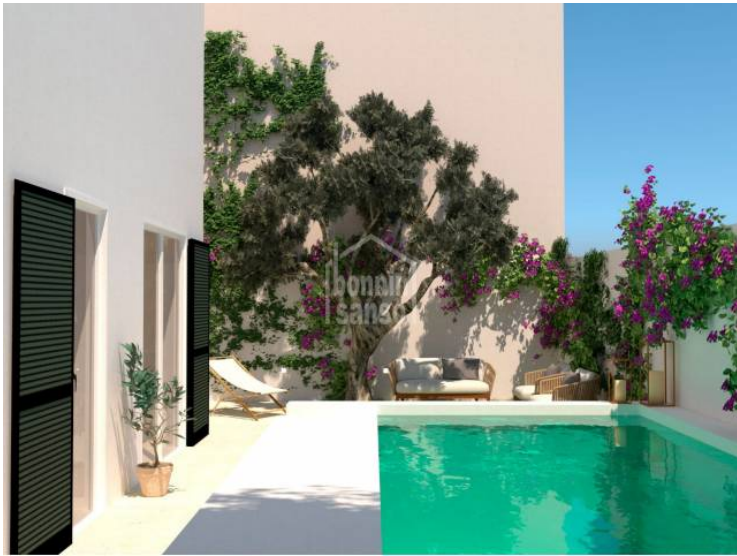
Price: 775.000 €

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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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