



## Magnificent building situated in the commercial centre of Mahon, Menorca

Ref.: 90358

Magnificent historic commercial building dating from before 1886, featuring an elegant original façade from the period and excellent visibility. The property offers a built area exceeding 420 m<sup>2</sup>, distributed over several floors, providing a wide range of potential uses. Inside, it retains a distinctive staircase typical of traditional Menorcan architecture, enhancing the property's character and architectural value. It benefits from commercial frontage with access from Carrer Nou and Calle Àngel, ensuring excellent visibility and accessibility. There is also the option to rent the ground floor and basement, which are ideally suited for commercial use.



Sales price: **1.050.000 €** Sales-price (before): 1.200.000 €

Rental price: **2.500 € / month** Rental-price (before): 3.500 € / month

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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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