

A unique property opportunity in Puerto de Addaia: A refurbished property with a private terrace and

3	1	58 m²	0 m²	490.000€
Bedrooms	Bathrooms	Built	Total	Price

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Description

???? Situated in the peaceful and sought-after enclave of Cala Molí / Puerto de Addaia (in the municipality of Es Mercadal, Menorca), this spectacular, refurbished property is ready to move into and is ideal for those seeking privacy, comfort and unique panoramic views of the Mediterranean Sea.~~???? FEATURES AND LAYOUT OF THE PROPERTY~A carefully renovated space with modern finishes, natural light and an optimal layout that makes the most of its 67 m² of floor area:~????? Living-Dining Room with Open-Plan Kitchen: A cosy and airy space, perfectly integrated for enjoying time with family or friends whilst taking in the coastal surroundings.~???? 20 m² Private Terrace: A unique wooden viewing platform with natural railings, perfect for relaxing, dining al fresco or simply savouring the direct views of the harbour.~ ????? 2 Bedrooms: Comfortable and bright, designed for a good night's sleep.~????? Multi-purpose Room: An additional versatile room, ideal for use as an office, workspace, dressing room or leisure room.~???? Fully Fitted Bathroom: Functional, refurbished and fitted with modern finishes.~???? Exclusive Access to the Sea: Just 50 metres away via a charming footpath, you reach a sheltered spot in the harbour equipped with built-in swimming-pool-style steps, offering a comfortable and private swimming experience.~???? PRIVILEGED LOCATION AND SURROUNDINGS~???? Absolute Tranquillity: Port d'Addaia stands out as a peaceful residential development, surrounded by nature and free from crowds, perfect for unwinding.~????? Close to Es Mercadal: Just a few minutes' drive from the charming traditional village of Es Mercadal, the island's gastronomic and cultural hub.~?? Excellent Connections: Just a 20-minute drive from Menorca Airport, making it easy to enjoy short breaks or quick trips at any time of year.~~???? SECOND UNIT ON THE UPPER FLOOR (Optional for Investors): For those seeking a more substantial investment or wishing to increase the available floor space, there is the option to purchase the upper floor of the building as well.~???? Floor area: 38 m².~????? 2 bedrooms.~????? Living-dining room with open-plan kitchen.~???? Fully fitted bathroom.~???? 10 m² balcony: With the same idyllic views of Addaia harbour.~????? Condition: In need of complete refurbishment (excellent potential for capital appreciation).~~???? TERMS AND PRICE OF THE TRANSACTIONProperty price: €490,000Price for the entire plot: €740,000~~Availability: The owners will be ready to finalise the sale by the end of the year, approximately.~~Please contact us to arrange a viewing – we guarantee you'll fall in love with it.~~The sale price of the property includes the estate agent's fees, which will be paid in full by the seller. This price does not include the applicable property transfer tax (ITP), which is 8.%, nor the notary and registration fees, which are estimated at approximately 2%, and which must be paid upon signing the relevant public deed.~

Details

- ✔ Ref: 200JM179
- ✔ Energy certification: