

## apartment for sale Mercadal, Besaya



ReMax Collection Grup Direct presents:~~On the north coast of our wonderful island, Menorca, about 300 metres from Arenal des Castell beach, ideal for the little ones due to its shape, we offer you this flat that has many advantages despite its size.~~Located on the second floor of a strategically located complex, next to all the amenities offered by the urbanisation (supermarkets, pharmacy, restaurants, bars, in short, a stone's throw from everything you could need). It has a COMMUNITY tourist licence, so you can make the most of your investment from the moment you purchase it or enjoy it as a second home in Menorca.~~The flat consists of a living-dining room with a sofa bed, an open-plan kitchen, a good-sized double bedroom with a double bed, a full bathroom and a very pleasant porch at the entrance where you can enjoy a drink at the end of the day watching the magnificent sunsets or the moon come out to say goodnight, with partial sea views. It also has a very good-sized terrace. The porch overlooks the complex's communal swimming pool, where you can keep an eye on the little ones while they enjoy themselves.~~The flat has been completely refurbished: parquet flooring, new pipes, electricity, completely refurbished bathroom.~~Approximately 20 minutes from the airport. It is the ideal property for those looking for a summer residence in Menorca or for investors who want to make a good profit.~~ReMax Collection Grup Direct, your trusted estate agent in Menorca, will be delighted to show you around. We look forward to seeing you.~~ReMax Collection Grup Direct reminds you:~The sale price of the property is €252,000, which includes the estate agency's fees, corresponding to 5% plus VAT for these services. This price does not include the corresponding ITP tax or VAT, which is 8%, or notary and registration fees, which are estimated at approximately 2% of the sale price and must be paid when signing the corresponding public deed.~~The percentage of taxes is calculated on the final price of the public deed and may vary depending on subsidies, grants, age and other circumstances of the taxpayer.~~Registration ROAIB – GOIBE739576/2024~~

### property details

Spanishestate **6364706**  
id:  
reference:: **200-JM165**  
close to/ located: **Mercadal**

### contact

real estate agent: **Grupdirect**  
name: **not available**  
spreekt: **not available**  
telefoon: **+34971722722**

region:	<b>Besaya</b>
property type:	<b>apartment</b>
rooms:	<b>1</b>
property surface:	<b>49 m2</b>
surface plot:	<b>4506 m2</b>
price:	<b>€ 248.000</b>