

**Port d'en Addaia**  
Reference 100460



Commercial premises in an ideal location in Addaia with the numerous possibilities for use and assistance with finance if required

living space:	-	energy certificate:	e
useful area:	-		
housing units:			
number of beds:			
sea view:	-	<b>price:</b>	<b>€ 176,000.-</b>



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### Details:

These commercial premises are ideally situated at the entrance to the town of Addaia, and must be passed by when visiting the urbanisation and the marina.

They comprise of a wonderful area with 2 entrances, one at the front with large windows, and one at the rear with a typical door. Addaia is a place which can be lived in all year round and which is very lively during the summer season.

At the front a terrace/veranda could substantially enlarge the commercial area and can be additionally rented from the local council.

The room has 2 WC's and washbasin facilities and a recently-fitted alarm system and is offered for sale including a cash register.

This property offers a real and exclusive chance to establish a business as there are only very few buildings in the location. Every purchase offer will be examined by the owners who are able to offer financing possibilities in order to facilitate access to the premises and simplify the start of a differing activity.

For the price this commercial premises presents a genuine opportunity as there are no similar businesses in the area.

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### Location & surrounding area:

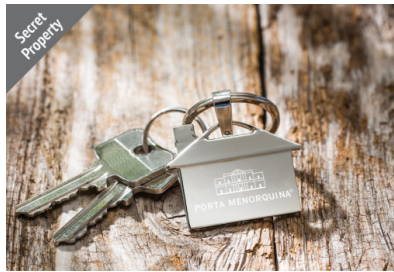
The picturesque marina of Addaia is the 3rd largest harbour of Menorca, operating the whole year and the perfect place to keep a boat sheltered on the north coast.

During the summer months there is a great variety of water sports offered to the visitors of Addaia. On the hill side above the marina you will find the urbanisation with villas and apartment complex.

A small supermarket, few bars and restaurants are useful facilities from April to October. The towns Mahon, Alaior and Es Mercadal are only 10 minutes drive away.

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ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		26,50
<b>F</b>		
<b>G</b>	0,00	

Energy certificate

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.