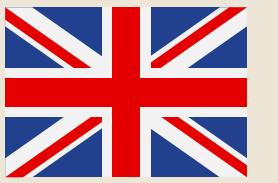


PUERTO MAHON RESIDENCES



New-build residential development of 2 and 3-bedroom apartments
A new way of living in the heart of Mahon



Location

Located in the iconic Port of Mahon, this exceptional setting blends maritime life, convenient access to local amenities, and the serene charm that defines Menorca.

- Direct connection to the historic centre via an urban lift.
- A lively waterfront environment with restaurants, boutique shops, and essential services.
- Easy access to the promenade, boatyards, and yacht clubs
- Just a 15-minute drive from Menorca Airport

<https://maps.app.goo.gl/hAAUMY2S4UTDQIcG7>











Menorca

Experience the island's natural splendour

Menorca is calm, light, and authenticity. A place where time seems to stand still between the serene blue of the sea and the pure white of its façades. Yet it is also a vibrant island, rich in ancient culture, deeply rooted gastronomy, and an unwavering respect for its natural surroundings.

Recognised by UNESCO as a Biosphere Reserve, Menorca stands as a model of harmony between development and preservation.

Its landscape unfolds with unspoilt countryside, golden sandy beaches, and turquoise coves, alongside villages that proudly preserve the purest essence of the Mediterranean.

Menorcan culture reveals itself in the elegance of its traditions, the joy of its local festivals, and the noble figure of the horse, a true symbol of island identity. Its authentic cuisine celebrates local flavours with the unmistakable Mahon cheese, the exquisite lobster stew, and handcrafted sobrasada, all accompanied by the distinctive Menorcan gin, distilled on the island since the 18th century.



Mahon, Menorca's capital, is a city where history and the sea intertwine with effortless elegance. Its natural harbour, one of the largest and most magnificent in the Mediterranean has witnessed the passage of civilisations and powers that left an indelible mark: British, French, and Spanish influences shaped its urban layout and cosmopolitan spirit.

Across its calm waters rises the Isla del Rey, home to an old naval hospital lovingly restored by volunteers and now transformed into a renowned cultural landmark. At the mouth of the harbour stands the imposing Fortress of La Mola, a silent guardian that recalls Mahon's strategic importance through the centuries.



Puerto Mahon Residences was created in that same spirit: homes crafted to capture the essence of Mediterranean living, serene, comfortable, and effortlessly elegant, set in the heart of an island where history, nature, and authenticity blend in perfect harmony.

Apartment typologies

The development consists of three distinct buildings —E23, E25, and E27— housing a total of nine beautifully designed residences, each thoughtfully created to capture the natural light and embrace the harbour views.

Ground floors



First floors



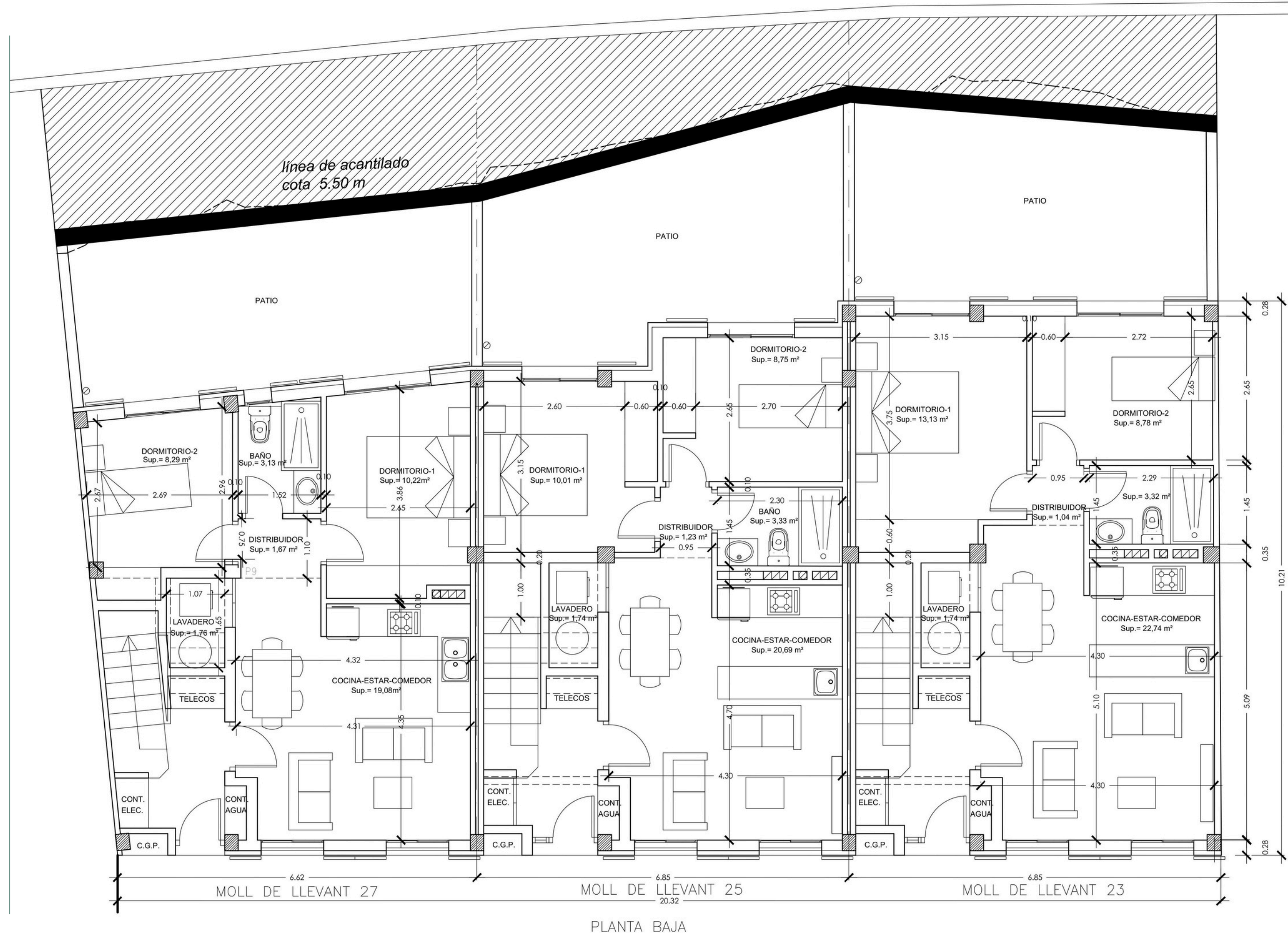
Duplexes



Apartment typologies

Ground floors

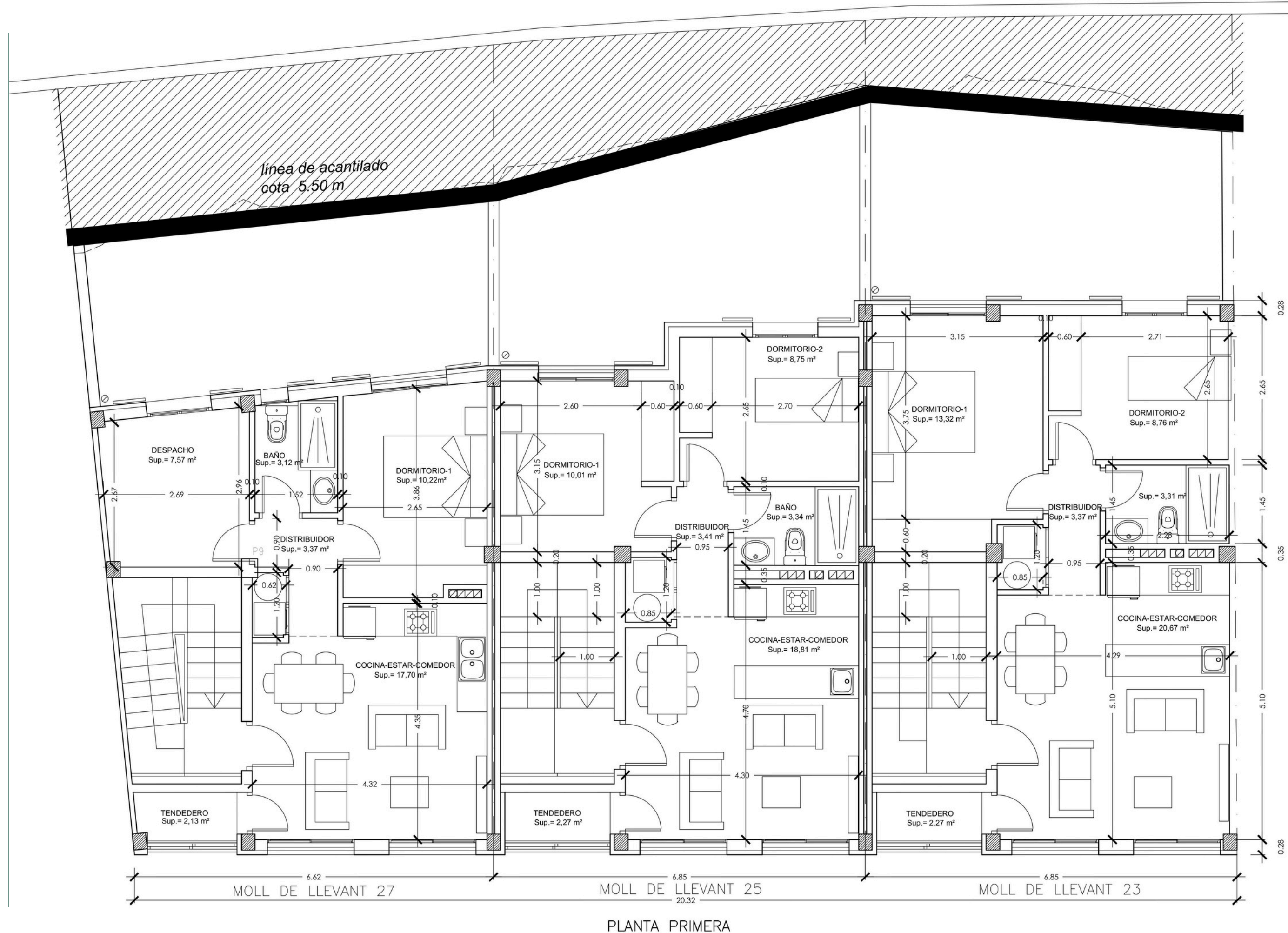
Charming two-bedroom homes with private patios, designed to offer a calm and seamless connection to the outdoors. With a smart layout and bright, airy interiors, they make the perfect choice for both a main home and a relaxing seaside retreat.



Apartment typologies

First floors

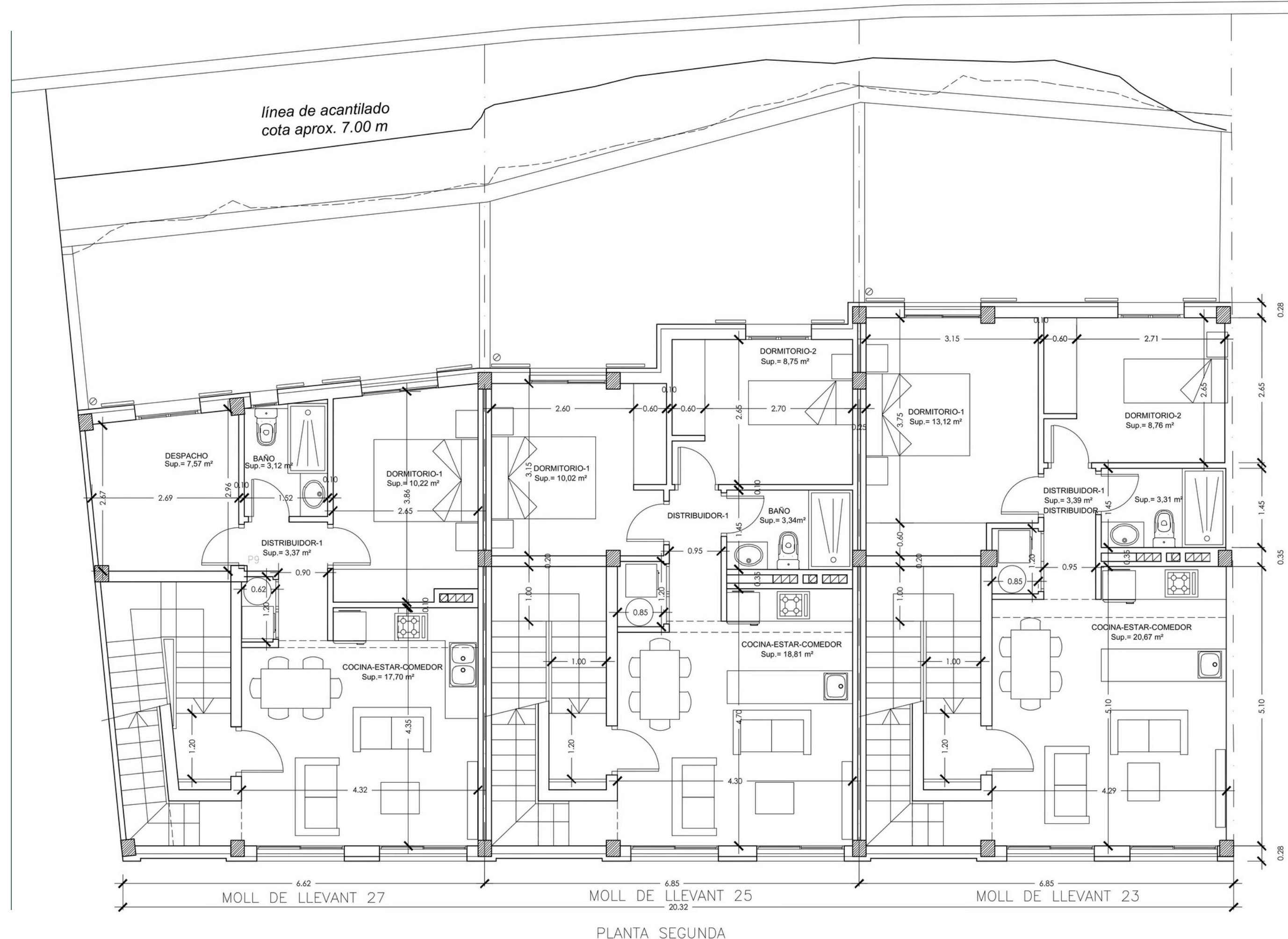
Bright two-bedroom apartments featuring balconies overlooking the harbour, offering a direct connection to the maritime landscape. The interiors are comfortable and filled with natural light, perfect for those seeking serenity and a relaxed Mediterranean way of life.



Apartment typologies

Duplexes

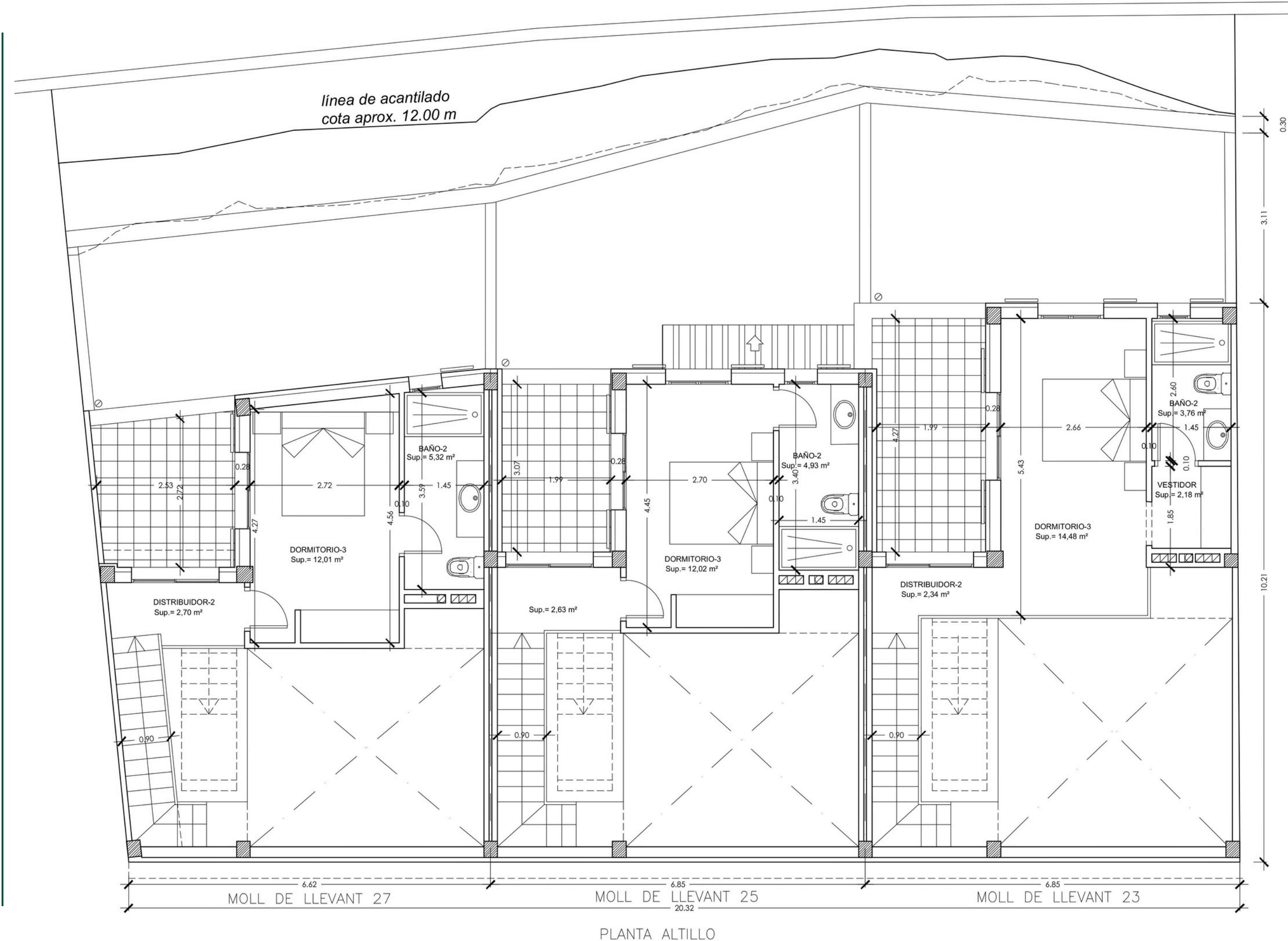
Premium homes within the development, offering three bedrooms and expansive rear terraces. Thoughtfully arranged across two levels, they feature spacious, functional living areas, private upper-floor bedrooms, and a seamless integration of indoor and outdoor spaces.



Apartment typologies

Duplexes

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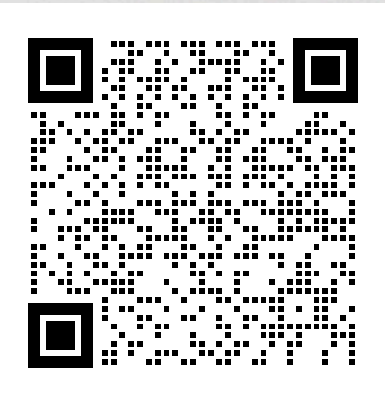








<https://n9.cl/hmswc>



TOUR 360



Property overview - Puerto Mahon Residences

BUILDING 23

- **Ground floor:** 2 bedrooms – 1 bathroom – 59.61 m² + 35.32 m² rear patio
- **First floor:** 2 bedrooms – 1 bathroom – 60.68 m²
- **Duplex:** 3 bedrooms – 2 bathrooms – 90.62 m² (62.38 m² + 28.24 m²) + 9.98 m² rear terrace

BUILDING 25

- **Ground floor:** 2 bedrooms – 1 bathroom – 54.73 m² + 26.37 m² rear patio
- **First floor:** 2 bedrooms – 1 bathroom – 55.80 m²
- **Duplex:** 3 bedrooms – 2 bathrooms – 82.86 m² (57.50 m² + 25.36 m²) + 7.35 m² rear terrace

BUILDING 27

- **Ground floor:** 2 bedrooms – 1 bathroom – 52.07 m² + 25.49 m² rear patio
- **First floor:** 2 bedrooms – 1 bathroom – 52.13 m²
- **Duplex:** 3 bedrooms – 2 bathrooms – 78.19 m² (53.74 m² + 24.45 m²) + 7.90 m² rear terrace

All areas are approximate and refer to gross built areas, including common elements.

Quality specifications

Structure and Foundations

Reinforced concrete structure and foundations, with technical supervision (OCT) and ten-year structural warranty.

Facades and Insulation

SATE external insulation system providing excellent thermal and acoustic performance. Mineral finish with grey Cenia stone accents.

Roofs

Traditional red Arabic roof tiles on pitched roofs and waterproofed, walkable flat terraces.

Exterior Joinery

Aluminium frames with thermal break and double glazing. Hinged Menorcan-style shutters in matte RAL 6009.

Interior Joinery

White lacquered doors and fitted wardrobes with high-quality metal hardware.

Flooring and Wall Finishes

Designer porcelain tiles: LEIRIA Natural indoors, LEIRIA Almond outdoors, and Columbia Grey in communal areas.

Kitchen

Contemporary design with white and natural wood cabinetry, Silestone quartz worktop, and integrated TEKA appliances.

Bathrooms

Ideal Standard sanitaryware, Aquagrif taps, Coycama vanity unit with LED lighting, and resin shower tray.

Installations

LED lighting throughout, electrical installation compliant with REBT standards, telecommunications, and intercom system.

Air Conditioning and Hot Water

Split air conditioning system (heating and cooling). Domestic hot water provided by a high-efficiency water heater.

Energy Efficiency

Designed in accordance with CTE HE-2019 standards, with an expected energy rating of B.

PRICES AND PAYMENT SCHEDULE

Homes in Building E27 are now available for sale — the first release within the development.

GROUND FLOOR E27	315.000	EUROS
FIRST FLOOR E27	320.000	EUROS
DUPLEX E27	445.000	EUROS

- Reservation — 5% of the purchase price
- Purchase contract — 20% of the purchase price
- Completion — 75% of the purchase price (handover of keys)

Estimated delivery of homes: September 2027.

Prices do not include VAT (10%).

OLAZABAL REAL ESTATE INVESTMENTS SL

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PUERTO MAHON RESIDENCES

Where your new life begins

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