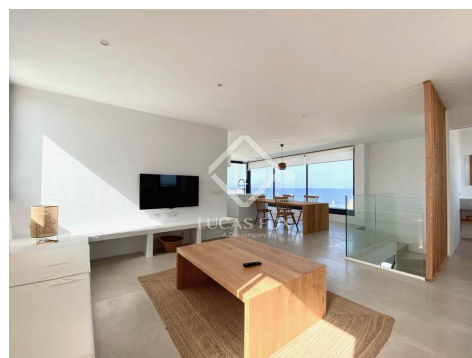


€661,000 House / Villa - Sold

## Brand new 3-bedroom villa with sea views for sale in cabo de Artrutx, Ciutadella de Menorca

Spain » Balearic Islands » Menorca » Ciutadella de Menorca » 07769

<b>3</b>	<b>3</b>	<b>169m<sup>2</sup></b>	<b>548m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



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### OVERVIEW

### Modern villa one street from the sea in Cabo de Artrutx, Ciutadella de Menorca.

Charming newly built villa measuring 168.88 m<sup>2</sup> on a 548 m<sup>2</sup> plot with sea views. It is in the residential area of Cabo de Artrutx, Ciutadella de Menorca.

The house is distributed across 2 floors. On the ground floor, measuring 81.23 m<sup>2</sup> + 3.21 m<sup>2</sup> of covered terrace, we find 3 double bedrooms with private bathrooms and a laundry room. On the first floor, measuring 68.84 m<sup>2</sup> + 15.60 m<sup>2</sup> of covered terrace, we have an open space with a kitchen open to the living-dining room, access to a covered terrace with spectacular sea views and a toilet.

The exteriors offer a large barbecue area, swimming pool and garden area.

An ideal place to spend the summer holidays with the family.



[lucasfox.com/go/men23886](https://lucasfox.com/go/men23886)

Sea views, Swimming Pool, Garden,  
Natural light, Utility room, New build,  
Heating, Equipped Kitchen, Double glazing,  
Built-in wardrobes, Barbecue,  
Air conditioning

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