

€1,785,000 House / Villa - For sale - Reduced Price

Exceptional building with patio, completely renovated, for sale, in the heart of the old town of Ciutadella de Menorca

Spain » Menorca » Ciutadella de Menorca » 07760

5 Bedrooms **7** Bathrooms **345m²** Floorplan **10m²** Terrace **55m²** Garden



Contact us today for more information or to arrange a viewing

+34 971 484 121 • menorca@lucasfox.es • lucasfox.com • C. Roser, No. 13, Bajos, Ciutadella de Menorca, Spain

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OVERVIEW

Unique building with an exclusive and innovative style, ideal both for use as a home and as a Boutique Hotel-type tourist rental property, with a beautiful patio and terrace with views of the Cathedral in the historic centre of Ciutadella de Menorca.

Located in a 200-year-old palace, a building with modern and eco-friendly architecture and design has been created with top quality materials, finishes and facilities, located in the most exclusive area of the monumental historic centre of Ciutadella de Menorca.

The 345 m² building is distributed over three floors plus a basement. The ground floor of 130 m², with its current layout, is conceived as a large open space and very bright, for use as a reception area for clients, with a separate entrance for access to bedrooms on upper floors and a multipurpose space for an art gallery and cafeteria-bar with exit to patio, space easily convertible into a living area and kitchen of the house with access to a 55 m² rear patio with the possibility of building a pool. Via the original stone staircase or by the lift, we access the first floor, which has three deluxe rooms from 27 m² to 36 m² each, with private bathrooms, two of them with a balcony and the third with a private patio of 9 m². The second floor of the building offers two deluxe double rooms with private bathrooms. From this floor we access the upper solarium terrace with fantastic views of the Cathedral and the sunset.

All the rooms have a special and different design in a contemporary and minimalist style, combining materials such as terrazzo, polished cement, glass, steel, marble and ceramics, bluetooth audio systems and smart TV to enjoy a luxurious stay.

Lastly, in the basement with a sandstone vault, it has a bathroom, machinery room, with the possibility of converting it into a fitness area, sauna, jacuzzi area or wine cellar.

An exceptional property with unique characteristics due to its design, current condition and versatility, ideal both for residential use and for tourist rentals, in perfect working order, fully furnished and equipped, ready to move into.

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Terrace, Garden, Lift, Natural light, Mosaic tile flooring, High ceilings, Views, Tourist License, Service entrance, Renovated, Heating, Double glazing, Central vacuum system, Balcony, Air conditioning

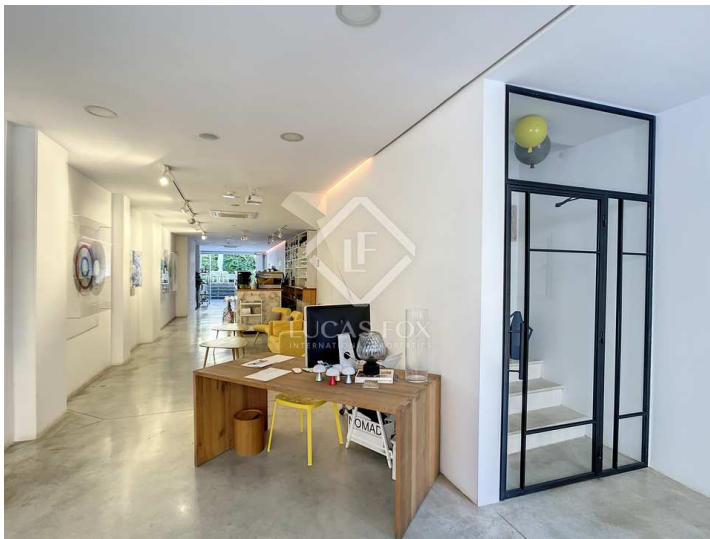
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