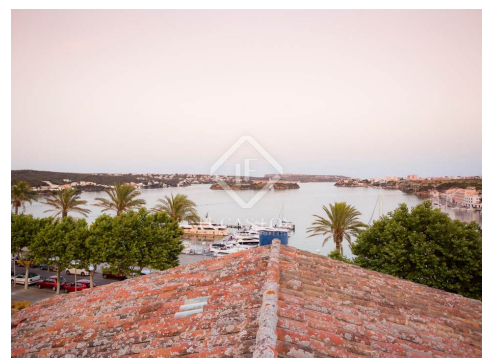


€3,500,000 House / Villa - Sold

## Excellent property in a privileged location overlooking the port of Maó

Spain » Balearic Islands » Menorca » Maó » 07701

<b>5</b>	<b>4</b>	<b>1,450m<sup>2</sup></b>	<b>1,500m<sup>2</sup></b>	<b>60m<sup>2</sup></b>	<b>1,000m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	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

€3,500,000 House / Villa - Sold

## Excellent property in a privileged location overlooking the port of Maó

Spain » Balearic Islands » Menorca » Maó » 07701

<b>5</b>	<b>4</b>	<b>1,450m<sup>2</sup></b>	<b>1,500m<sup>2</sup></b>	<b>60m<sup>2</sup></b>	<b>1,000m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden

### OVERVIEW

## Exceptional house set on a 1,500m<sup>2</sup> plot in the most exclusive area of Maó port.

This large house offers very generous space and panoramic views from a fabulous first line position overlooking the boats and beautiful blue waters of Maó. It is an impressive and very comfortable family home ready to be enjoyed all year round.

Outside space is particularly impressive and the wonderful 1,000m<sup>2</sup> garden offers exceptional opportunities to relax, entertain and enjoy the beautiful climate, while a variety of covered and open terraces on the front of the house overlook the water.

The garden's lawns, bougainvillea and mature palms form a lush backdrop to the 55m<sup>2</sup> pool, while an impressive pool house and pergola provide a fantastic entertaining space with 9m of sofas, a kitchen, bathroom and storage room for terrace furniture.

Inside, the 50m<sup>2</sup> open living spaces have huge windows to make the most of the views and let in the sun, and these lead onto a very generous 100m<sup>2</sup> front terrace with different zones for al fresco dining, chilling out and watching the world go by.

There are three floors, with the basement at the same levels as the seafront promenade. The main middle floor has 5 bedrooms and 4 bathrooms, along with a spacious kitchen-diner, library-office and laundry room.

The top floor is a huge 450m<sup>2</sup> area with its own 15m<sup>2</sup> terrace and lovely views of the sea and garden. This is currently used as an office but would make a spectacular master suite. The floors are connected by a wooden staircase but there is plenty of space to add a lift.

The 500m<sup>2</sup> basement is used as a garage, storage room and bathroom and opens onto the drive-in with plenty of space for additional off-street parking.

Contact us for further information.



[lucasfox.com/go/men20625](https://lucasfox.com/go/men20625)

Sea views, Terrace, Swimming Pool, Garden,  
Private garage, Natural light, Views,  
Heating, Chill out area, Air conditioning

**Contact us today for more information or to arrange a viewing**

+34 971 484 121 • [menorca@lucasfox.es](mailto:menorca@lucasfox.es) • [lucasfox.com](https://lucasfox.com) • C. Roser, No. 13, Bajos, Ciutadella de Menorca, Spain

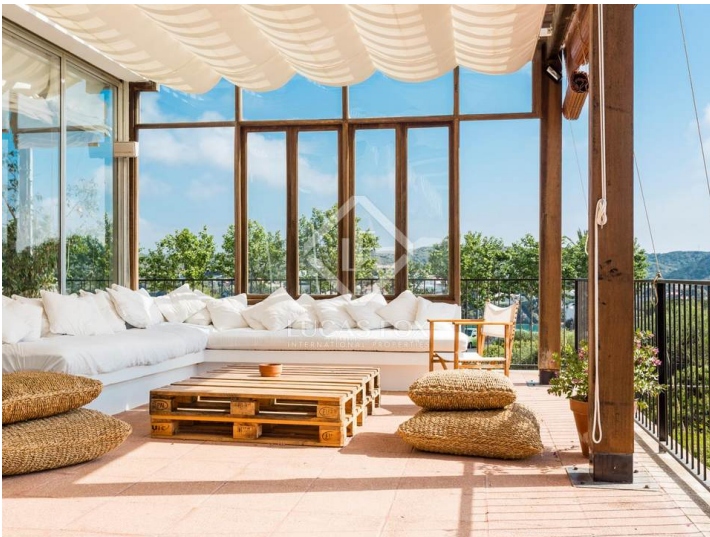


€3,500,000 House / Villa - Sold

## Excellent property in a privileged location overlooking the port of Maó

Spain » Balearic Islands » Menorca » Maó » 07701

<b>5</b>	<b>4</b>	<b>1,450m<sup>2</sup></b>	<b>1,500m<sup>2</sup></b>	<b>60m<sup>2</sup></b>	<b>1,000m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

**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