

€3,950,000 House / Villa - Sold

## Excellent 6-bedroom house for sale in Ciutadella, Menorca

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

6	8	650m <sup>2</sup>	2,200m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

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### Luxury villa with stunning sea views in Son Xoriguer, Ciutadella de Menorca.

This magnificent new-build villa offers an area of 650 m<sup>2</sup> on a 2,200 m<sup>2</sup> plot and is located in the Son Xoriguer development, 7 km from the centre of Ciutadella. It is located on the seafront with direct access to the beach, in a privileged environment in the southern part of the island.

The ground floor has an entrance hall, large living room, and kitchen with direct access to the terrace-solarium with views of the sea and the sunset, and access to the pool. In addition, this floor also houses a guest toilet, a double bedroom with built-in wardrobes and a private bathroom, a double bedroom for the service with a private bathroom and a separate exterior entrance. On this same floor, we also find a changing room with a bathroom and shower. On one side a double garage has been incorporated.

The first floor, which can be reached by a beautiful staircase or by lift, has four double bedrooms with fitted wardrobes and a private bathroom, one of them with a surface bathtub from where you can see the sea, and some with access to a terrace offering stunning sea views.

The house has top quality finishes, electric blinds, alarm system and surveillance cameras, ducted air conditioning in all rooms, fiber optics, Wi-Fi, osmotic water system, pre-installation for electric car charger, 65" TV and Bosé hi-fi system, and indirect led lighting indoors and outdoors.

The exteriors offer a large and beautiful garden with a swimming pool, an outdoor bathroom, two showers, one of them solar, and a solarium area.

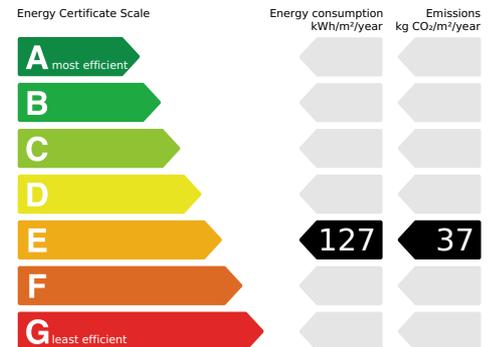
A dream villa to live all year round or spend long periods with the family.

The information described here is merely informative and is assumed to be accurate, however, the above data may be subject to errors, price changes or changes in conditions without prior notice.



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Sea views, Terrace, Swimming Pool, Garden, Private garage, Lift, Natural light, Parking, Walk-in wardrobe, Views, Utility room, New build, Interior, Exterior, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Balcony, Air conditioning



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