

€750,000 Penthouse - For sale - Reserved

## New build 3-bedroom penthouse with 129 m<sup>2</sup> terrace for sale in Mercadal, Menorca

Spain » Menorca » Es Mercadal » 07740

<b>3</b>	<b>2</b>	<b>140m<sup>2</sup></b>	<b>129m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace



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

## Exceptional 3-bedroom duplex penthouse with terrace with private pool for sale in a new development next to the beach in Menorca.

This duplex penthouse is part of Arenal Beach, a new development with a privileged location, very close to the beach and overlooking the sea, on the fantastic island of Menorca, with its enviable climate. All this without giving up having all the necessary services for the daily life very close.

It is a gated community, with various security measures for greater peace of mind for its residents. It will also make available a wide variety of community services and facilities. These include a reception area, a spa with jacuzzi, sauna and cold baths, a fully equipped gym and a swimming pool with beach area, a chill-out area and a children's play area.

The apartment benefits from a modern, elegant and minimalist design with open spaces and white walls, as well as large windows that allow the entry of abundant natural light and offer us excellent views of the sea.

The house has a large living-dining room with an open-plan kitchen and access to a huge 37 m<sup>2</sup> partially covered terrace, with a dining room and a chill-out area, perfect for holding meetings, evenings or simply relaxing while enjoying the magnificent weather. from Menorca.

The night area has a total of 3 bedrooms: the master bedroom with its private bathroom and 2 double bedrooms. The house is completed with another bathroom to serve the rest of the rooms and a laundry room.

On the upper floor, there is a huge 91 m<sup>2</sup> open terrace with a solarium area and a 24 m<sup>2</sup> private pool.

Among its features, we can highlight the Technal brand aluminium exterior joinery with thermal bridge breakage and double glazing, the home automation system, the arothermal system for the production of domestic hot water or the air conditioning with ducted heat pump.

The kitchen and bathrooms are fully equipped. The kitchen includes the best Bosch, Neff or similar appliances and the Neolith worktop, while the bathrooms have Porcelanosa brand equipment.



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Swimming pool, Terrace, Spa, Concierge service, Natural light, Air conditioning, Alarm, Balcony, Chill out area, Exterior, Heating, New build, Views

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