

€1,050,000 House / Villa - For sale - New listing

## New build 4 Bedroom house / villa for sale in Ciutadella, Balearic Islands

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

<b>4</b>	<b>4</b>	<b>206m<sup>2</sup></b>	<b>574m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



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

## Newly built villa with pool and garden for sale in Son Blanc/Sa Caleta, Ciutadella de Menorca

Lucas Fox presents this new build villa of 206 m<sup>2</sup> located on a 575 m<sup>2</sup> plot in the prestigious Son Blanc/Sa Caleta development in the municipality of Ciutadella de Menorca.

The modern, current and very functional style property is distributed over two floors. The ground floor welcomes us with an entrance hall that gives access to the day area, with a living-dining room with an open kitchen of 50 m<sup>2</sup> with large windows that allow natural light to enter the entire room and with an access . a covered terrace and garden area with swimming pool. To the right, a small hall leads us to a double bedroom with a built-in wardrobe , a bathroom with a door to the exterior, a utility room and a storage room/machine room that connects to the garage with capacity for one car.

From the entrance and through a modern beech staircase, we reach the first floor where we find a hall, the main bedroom with a private bathroom and two double bedrooms with a private bathroom, all with built-in wardrobes.

Exterior, there is a beautiful garden area with a swimming pool.

For construction, top quality and latest generation materials will be used. The villa will be equipped with heating and air conditioning, Climalit gray lacquered aluminum windows with double glazing, lacquered aluminum swing sliding booklet blinds, exterior insulation system, marés wall on the wall and in part of the house. The completion of work is scheduled for the first quarter of 2025.

An ideal property to live all year round or spend long periods with family and/or friends. Contact us for more information or to arrange a visit.



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Terrace, Swimming Pool, Garden,  
Private garage, Natural light, Utility room,  
Solar panels, New build, Heating, Exterior,  
Equipped Kitchen, Double glazing,  
Built-in wardrobes, Air conditioning

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