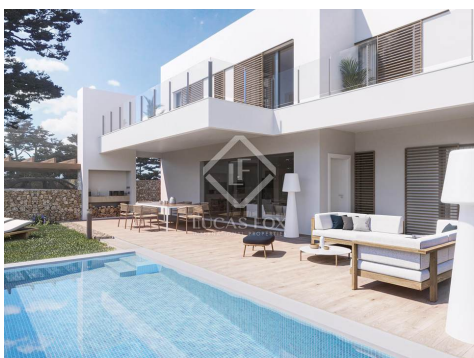


€745,000 House / Villa - For sale - Reserved

## New build 4 Bedroom house / villa with 259m<sup>2</sup> garden for sale in Mercadal

Spain » Balearic Islands » Menorca » Es Mercadal » 07740

<b>4</b>	<b>3</b>	<b>135m<sup>2</sup></b>	<b>440m<sup>2</sup></b>	<b>88m<sup>2</sup></b>	<b>259m<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

€745,000 House / Villa - For sale - Reserved

## New build 4 Bedroom house / villa with 259m<sup>2</sup> garden for sale in Mercadal

Spain » Balearic Islands » Menorca » Es Mercadal » 07740

<b>4</b>	<b>3</b>	<b>135m<sup>2</sup></b>	<b>440m<sup>2</sup></b>	<b>88m<sup>2</sup></b>	<b>259m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden

### OVERVIEW

## New build villa with private pool and garage for sale in an development close to the Son Parc golf course, Es Mercadal.

Lucas Fox presents this new build development in a private and exclusive residential area, surrounded by pine forests with views of the Mediterranean Sea. The complex offers a large communal area with a swimming pool, a gourmet room, an outdoor gym, a solarium and green areas.

This newly built villa has a surface area of 135 m<sup>2</sup> on a 440 m<sup>2</sup> plot , close to the only golf course on the island in Son Parc, Es Mercadal. The property has a beautiful garden area with a swimming pool and a private garage.

It is distributed on two floors. The ground floor has a double bedroom with a built-in wardrobe , a bathroom and a spacious living-dining room with an open integrated kitchen; all with large windows, so a lot of natural light enters. From this space you can also go out to a beautiful porch, as well as the garden, the pool and the garage. The first floor has three double bedrooms with built-in wardrobes and access to two terraces, including the master suite with its private bathroom. The floor is completed with an additional bathroom .

It has high quality finishes. The kitchen is furnished with contemporary furniture from the Porcelanosa brand, a compact countertop and equipped with Bosch appliances : induction hob, hood, oven and microwave. The property will have a hot-cold air conditioning system and a home automation system.

An ideal property for families, either as a first or second residence, in a privileged development .

The development has a building license, with a start date in January 2023. Completion is expected in September 2024. Contact us for more information or to arrange a visit.



[lucasfox.com/go/men37943](https://lucasfox.com/go/men37943)

Terrace, Swimming Pool, Garden,  
Private garage, New build

**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

€745,000 House / Villa - For sale - Reserved

## New build 4 Bedroom house / villa with 259m<sup>2</sup> garden for sale in Mercadal

Spain » Balearic Islands » Menorca » Es Mercadal » 07740

<b>4</b>	<b>3</b>	<b>135m<sup>2</sup></b>	<b>440m<sup>2</sup></b>	<b>88m<sup>2</sup></b>	<b>259m<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