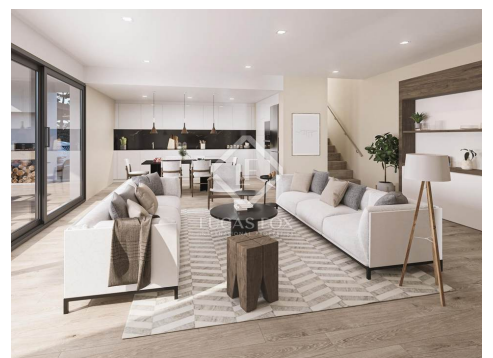
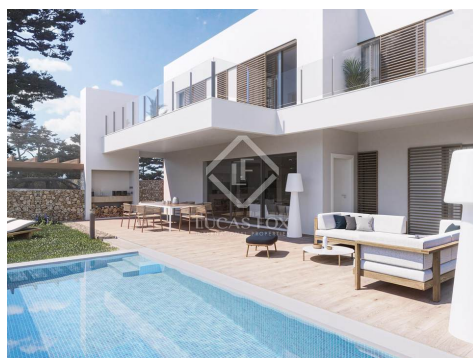


€752,500 House / Villa - For sale

## New build 4 Bedroom house / villa with 216m<sup>2</sup> garden for sale in Mercadal

Spain » Balearic Islands » Menorca » Es Mercadal » 07740

<b>4</b>	<b>4</b>	<b>194m<sup>2</sup></b>	<b>371m<sup>2</sup></b>	<b>100m<sup>2</sup></b>	<b>216m<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

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### 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 194 m<sup>2</sup> on a 371 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 in three plants. 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 and the pool. 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. The lower ground floor offers a garage for one car, a bathroom and a utility room.

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/men38047](https://lucasfox.com/go/men38047)

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

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