

€750,000 Penthouse - For sale

## Excellent 3 Bedroom penthouse with 18m<sup>2</sup> terrace for sale in Ciutadella

Spain » Balearic Islands » Menorca » Ciutadella de Menorca » 07760

<b>3</b>	<b>2</b>	<b>197m<sup>2</sup></b>	<b>18m<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](mailto:menorca@lucasfox.es) • [lucasfox.com](http://lucasfox.com) • C. Roser, No. 13, Bajos, Ciutadella de Menorca, Spain

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### OVERVIEW

## Duplex apartment in an old building with terrace and storage room for sale on a pedestrian street in the historic center of Ciutadella, Menorca.

Lucas Fox presents this wonderful duplex located on the first floor of 197 m<sup>2</sup> in an old house in the heart of the historic center of Ciutadella, very close to palaces and with views of its gardens.

The 175 m<sup>2</sup> property is distributed over two floors. The ground floor welcomes us with a large entrance hall, a fully equipped separate kitchen and a living-dining room with lots of natural light. Both rooms have access to a beautiful 18 m<sup>2</sup> terrace with a canvas awning to enjoy evenings with family or friends, with beautiful views of the gardens of the Sintas Palace. This floor is completed by a very spacious main bedroom, another single bedroom, a full bathroom and a utility room.

Through a comfortable wooden staircase with a door at the entrance, we reach the attic upper floor where we find a double bedroom with a private bathroom, ideal for guests.

The house was completely renovated with high quality materials and has hot and cold split air conditioning in all rooms. The entire property is exterior and offers very beautiful views of the Sintas Palace, as well as extraordinary tranquility.

At the entrance of the building, we have a storage room, ideal for bicycles and storing any belongings.

Without a doubt, an ideal property to live all year round in the historic centre of the city or spend time with family and/or friends. Contact us for more information or to arrange a visit.



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Terrace, Natural light, Views, Utility room,  
Renovated, Exterior, Equipped Kitchen,  
Double glazing, Air conditioning

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