

€360,000 Penthouse - For sale

## Excellent 3 Bedrooms apartment with 40m<sup>2</sup> terrace for sale in Alaior, Menorca

Spain » Menorca » Alaior » 07730

<b>3</b>	<b>2</b>	<b>223m<sup>2</sup></b>	<b>40m<sup>2</sup></b>
Bedrooms	Bathrooms	Plot size	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

**Newly renovated duplex apartment with two terraces with distant views of the sea and a valid tourist license for sale in the centre of Cala en Porter and a 5-minute walk from the beach.**

Lucas Fox offers this beautiful duplex apartment with a tourist license in the centre of Cala en Porter. The property is located a few minutes walk from the beach, close to all tourist facilities and at the same time on a street away from the noise of bars and restaurants.

It is an apartment distributed over two floors, with an impressive 30 m<sup>2</sup> terrace on the lower floor, with a distant view of the sea and the canyon of the famous cove. The terrace faces southwest, so you can enjoy wonderful sunsets all year round.

On the lower floor, in addition to the terrace, there is a spacious and bright living-dining room, decorated with modern furniture of the latest trends, as well as the semi-open and completely renovated and equipped kitchen. On this floor, we also find two bedrooms, one double and one single, currently used as a storage room. Both spaces receive natural light, thanks to the glass door that overlooks a balcony and another window that receives sunlight in the mornings. These bedrooms share a full bathroom on the same floor.

From the staircase located in the centre of the property, we go up to the upper floor and find the main bedroom with wardrobe, full bathroom, storage room, as well as a second 10 m<sup>2</sup> terrace, also facing southwest.

It is a duplex completely renovated less than a year ago. It has air conditioning and pellet heating.

The property is perfect for living all year round or for tourist rental thanks to the current license. Do not hesitate to schedule a visit or video call.



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Sea views, Mountain views, Terrace, Natural light, High ceilings, Walk-in wardrobe, Views, Utility room, Transport nearby, Tourist License, Renovated, Panoramic view, Open kitchen, Heating, Exterior, Equipped Kitchen, Double glazing, City views, Chill out area, Balcony, Air conditioning

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