

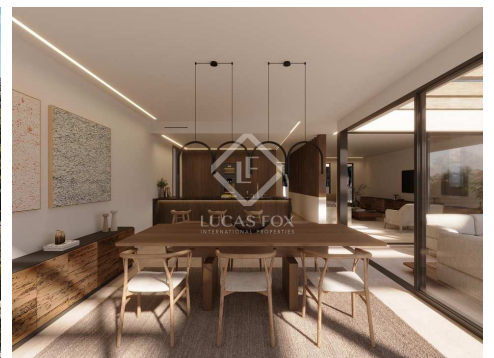
€2,200,000 House / Villa - For sale - Exclusive listing

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

Spain » Menorca » Ciutadella de Menorca » 07760

**4** Bedrooms    **3** Bathrooms    **337m<sup>2</sup>** Floorplan    **616m<sup>2</sup>** Plot size

EXCLUSIVE LISTING



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

€2,200,000 House / Villa - For sale - Exclusive listing

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

Spain » Menorca » Ciutadella de Menorca » 07760

**4** Bedrooms    **3** Bathrooms    **337m<sup>2</sup>** Floorplan    **616m<sup>2</sup>** Plot size

### OVERVIEW

## Luxurious independent villa with an exceptional design for sale exclusively with Lucas Fox in a development located in the exclusive residential area Cala'n Busquets-Sa Farola, Ciutadella de Menorca.

Lucas Fox Menorca is proud to exclusively present the Cala'n Busquets development, an extraordinary new build development made up of four independent luxury villas in the most coveted area of Ciutadella de Menorca.

This property is designed with maximum attention to detail by the architecture study QK Mayans. It consists of four double bedrooms and three bathrooms, with an area of 337 m<sup>2</sup> on an independent plot of about 616 m<sup>2</sup>, with a swimming pool and private garden.

This fantastic detached house stands out for its luminosity, design, spaciousness and comfort, with exceptional finishes and qualities. The property is carefully distributed over four floors, from the lower ground floor with garage to the upper chill-out terrace, connected by lift. Every detail of the property has been carefully planned to make the most of the natural beauty of the environment, guarantee maximum privacy and take advantage of light.

The ground floor, the main level, is designed to offer comfort and provide a space for social gatherings. It offers an open-plan room that houses the living-dining room with an open kitchen and has access to the porch area, terrace, barbecue-type kitchen and exterior solarium pool. This space faces south, to maximize luminosity.

Going up to the first floor, the night area is offered with four double bedrooms. The main bedroom, with a private bathroom and dressing room, stands out for its comfort and elegance.

On the upper floor, a chill-out terrace is offered to relax, enjoy the weather and the panoramic views that surround it.

Finally, the lower ground floor has a garage for two cars, a storage room area and a utility room.

Work is scheduled to begin at the end of 2024. In addition, the opportunity to customize your property is offered to adapt it to the tastes and needs of each client.



[lucasfox.com/go/men48989](https://lucasfox.com/go/men48989)

Terrace, Swimming Pool, Garden, Private garage, Lift, Natural light, Modernist building, Walk-in wardrobe, Views, Utility room, Storage room, Outdoor kitchen, Open kitchen, New build, Heating, Exterior, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Built-in wardrobes, Barbecue, Air conditioning

**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

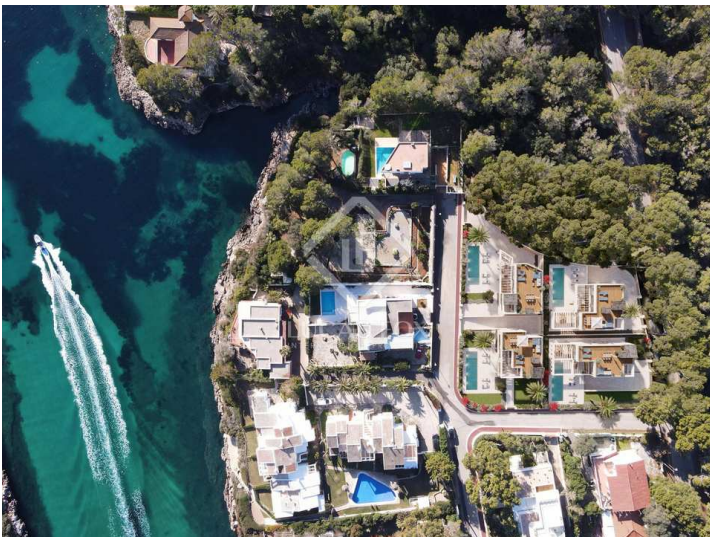
## €2,200,000 House / Villa - For sale - Exclusive listing New build 4 Bedroom house / villa for sale in Ciutadella, Menorca

Spain » Menorca » Ciutadella de Menorca » 07760

**4** Bedrooms    **3** Bathrooms    **337m<sup>2</sup>** Floorplan    **616m<sup>2</sup>** Plot size

In summary, the Cala'n Busquets development is a unique development due to its level of design and qualities, in a privileged location, in the most exclusive area, surrounded by nature and a short distance from the port and the city centre, ideal for living all year round or spend time with family and/or friends.

Contact us to request the complete dossier, floor plans and quality report.



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

€2,200,000 House / Villa - For sale - Exclusive listing

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

Spain » Menorca » Ciutadella de Menorca » 07760

<b>4</b>	<b>3</b>	<b>337m<sup>2</sup></b>	<b>616m<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](mailto:menorca@lucasfox.es) • [lucasfox.com](http://lucasfox.com) • C. Roser, No. 13, Bajos, Ciutadella de Menorca, Spain