

€690,000 House / Villa - For sale

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

Spain » Menorca » Es Mercadal » 07740

<b>4</b>	<b>3</b>	<b>140m<sup>2</sup></b>	<b>490m<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

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### OVERVIEW

## New build contemporary villa with garden and pool for sale near Arenal d'en Castell beach in Punta Grossa, Es Mercadal

Lucas Fox presents this wonderful contemporary and minimalist villa distributed on a ground floor of 140 m<sup>2</sup> built on a plot of 490 m<sup>2</sup>. The property is located a few minutes walk from the beautiful Arenal d'en Castell beach, in the Punta Grossa development, belonging to the municipality of Es Mercadal.

The property is very practical and functional and consists of two well-differentiated rooms. On the one hand, the day area is arranged with an open-plan space with large windows that provide a lot of natural light to the entire room. Here, we find the living-dining room with the fully equipped open kitchen and access to the covered terrace. From the living room, we access the night area where we have a small hall, a main bedroom with a private bathroom and access to the terrace, three double bedrooms and two bathrooms. Through an exterior staircase we access the terrace-solarium with spectacular views of the sea and the right to fly.

The finishes are of the highest quality and it has air conditioning, built-in wardrobes, exterior carpentry with double glazing and sliding blinds.

The exterior offers us a comfortable garden area, solarium, swimming pool and exterior garage area.

The completion of the works is scheduled for the end of April 2024.

Without a doubt, a unique property that, due to its characteristics, allows you to live all year round or spend time with family and/or friends. Contact us for more information or to arrange a visit.



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Terrace, Swimming Pool, Garden,  
 Private garage, Natural light, Open kitchen,  
 New build, Heating, Exterior,  
 Equipped Kitchen, Double glazing,  
 Built-in wardrobes, Air conditioning

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