

€1,600,000 House / Villa - For sale

Excellent 3 Bedroom house / villa with 40m² garden for sale in Maó, Balearic Islands

Spain » Balearic Islands » Menorca » Maó » 07701

3	4	320m²	14m²	40m²
Bedrooms	Bathrooms	Floorplan	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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3 Bedrooms **4** Bathrooms **320m²** Floorplan **14m²** Terrace **40m²** Garden

OVERVIEW

Fantastic new build townhouse with patio and sea views from the first floor in Maó, Menorca

Lucas Fox presents this fantastic newly built 320m² townhouse with a 40m² patio and 15m² solarium terrace in Maó.

The property is distributed over four floors. The ground floor welcomes us with an entrance hall that gives access to the large open-plan space where it houses the living-dining room with an open kitchen fully equipped with high-end appliances, and access to the beautiful 40m² private patio with a 1.5m² white concrete pool. 20 deep, chill out area and original sandstone walls. On this floor we also have a guest bathroom and machine room.

Through a comfortable staircase we reach the first floor where we find the master suite, with a dressing room, private bathroom and large window with sea views.

On the second floor we have a spacious double bedroom with built-in wardrobes and a private bathroom.

On the third floor we find the last double bedroom with built-in wardrobes, private bathroom and access to a 15m² solarium terrace.

The completion of the works is scheduled for August 2024. The house built with high quality materials is delivered fully equipped and furnished.

The finishes of the property have hot water through a high-efficiency erothermal system and underfloor heating on the ground floor, radiators on the rest of the floors and pre-installation of air conditioning. It also has thermal and acoustic insulation, double flush cisterns, exposed wooden beams, ceiling fans, and natural clay tiles throughout the property, except in the bathrooms, which have hand-painted hydraulic tiles. The interior carpentry is made of solid iroko wood with natural varnish, and the exterior carpentry is also made of solid iroko wood with double climalit type glass. The bathrooms have white electric radiators and deck ventilation.

Without a doubt, a unique property just a few meters from the port of Maó, ideal for living all year round, or spending time with family and/or friends.

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Sea views, Terrace, Swimming Pool, Garden, Natural light, Walk-in wardrobe, Open kitchen, New build, Heating, Exterior, Equipped Kitchen, Double glazing, Built-in wardrobes, Alarm, Air conditioning

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