

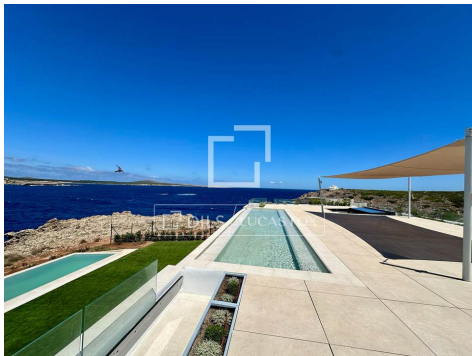
€3,600,000 House / Villa - For sale - New listing

New build 3 Bedroom house / villa with 181m² terrace for sale in Mercadal

Spain » Balearic Islands » Menorca » Es Mercadal » 07740

3	4	477m ²	990m ²	181m ²
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace

New 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

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Luxury villa with exceptional design on the beachfront with panoramic sea views for sale in the Infinity Cliff development in Menorca. Exclusively listed by Dils/Lucas Fox

Lucas Fox is proud to present, exclusively, this project consisting of four luxury villas of exceptional design in a privileged location on the seafront and with total privacy in the Punta Grossa development of Menorca.

INFINITY CLIFF 260 HOUSE - An extraordinary villa of contemporary architecture masterfully designed to offer an exceptional living experience, located on a gently sloping plot just 50 meters from the sea and offering breathtaking views of the sea, the bay and the unspoiled coastline, situated on a quiet cul- access -sac with easy access and complete privacy.

The villa has 480 m2 of built space on two floors, on an independent plot of 990 m2, with more than 180 m2 of rooftop terrace, with infinity pool and unparalleled open sea views.

Inside, it offers a functional layout with an impressive living space on the main ground floor . The spectacular 100 m² open-plan living room room and kitchen diner provides an unparalleled sense of spaciousness and light, and a high-end interior design that combines minimalist sophistication with warmth and comfort. All of this is enhanced by uninterrupted views of the exterior through large floor-to-ceiling sliding doors that flood the open spaces with natural light and frame the endless views of Menorca's crystal-clear waters.

The contemporary kitchen, with fingerprint-resistant furniture, a matte black finish and textured oak, is equipped with high-end appliances and an island that allows you to cook while enjoying beautiful views of the garden and the pool with the blue of the sea always present in the background.

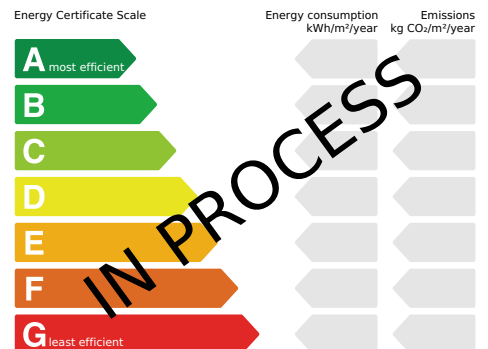
The main floor is completed with three double bedrooms with their respective private bathrooms, two of them with sea views and direct access to the garden, with spacious dressing wardrobes and a guest toilet.

The lower floor , with a usable area of 212m2, features a spacious open-plan area with natural light, designed to allow the buyer to adapt it in the future for versatile uses such as a gym, private spa, cinema/TV room, bathroom , and other additional rooms (this listing includes renderings with several possible examples of these uses/decorations). It also includes a laundry room and utility room.



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Waterfront, Sea views, Terrace, Swimming Pool, Garden, Spa, Natural light, Parking, Modernist building, Views, Utility room, Storage room, Panoramic view, Open kitchen, New build, Exterior, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Built-in wardrobes, Air conditioning



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On the upper floor , a walkable terrace of 180 m² with an elevated system of plots, integrated planters, a removable pergola and an infinity pool to take a relaxing bathroom at the end of the day enjoying the sea views and the sunset.

The landscaped exterior offer privacy, tranquility, and ample space for relaxation and entertaining, centered around an infinity pool and sun-drenched seating areas . A large paved terrace is perfect for al fresco dining, barbecues, and enjoying evenings with family and friends with the sea as a backdrop. The property has independent driveway access and exterior parking for two vehicles.

Each property has been designed to high standards, combining contemporary architecture, carefully selected materials, and top-of-the-line finishes to offer maximum comfort with a focus on sustainability and efficiency, thus enhancing quality of life. It includes an aerothermics climate control system and underfloor heating to ensure maximum comfort and energy efficiency, all controlled by a BMS home automation system for remote control of lighting, climate control, irrigation, access , and pool maintenance.

We encourage you to request a personalized visit and discover a unique offering. You can book an appointment and we will accompany you to admire the views from the different levels.

Contact Lucas Fox today to receive the floor plans and full dossier for the homes.

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