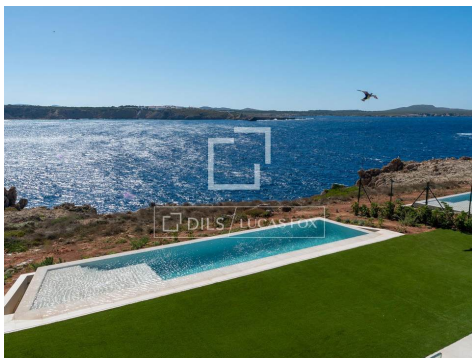


€2,495,000 House / Villa - For sale - New listing

New build 2 Bedroom house / villa with 122m² terrace for sale in Mercadal

Spain » Balearic Islands » Menorca » Es Mercadal » 07740

2	3	353m ²	775m ²	122m ²
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace



Contact us today for more information or to arrange a viewing

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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 new project consisting of four luxury villas with an exceptional design in a privileged beachfront location, in a completely private area of the Punta Grossa development in Menorca.

INFINITY CLIFF 261 HOUSE - 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, with breathtaking views of the sea, the bay and the unspoiled coast, situated on a quiet cul- access -sac with easy access and complete privacy.

The villa has 353 m2 of built space on two floors, on an independent plot of 775 m2, with more than 120 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 open-plan living room room and kitchen diner provide an unparalleled sense of spaciousness and light, and a high-end interior design that combines minimalist sophistication with warmth and comfort. Uninterrupted views to the exterior are provided through large, floor-to-ceiling sliding doors that flood the expansive spaces with natural light and frame the endless vistas 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, the pool with the blue sea in the background.

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

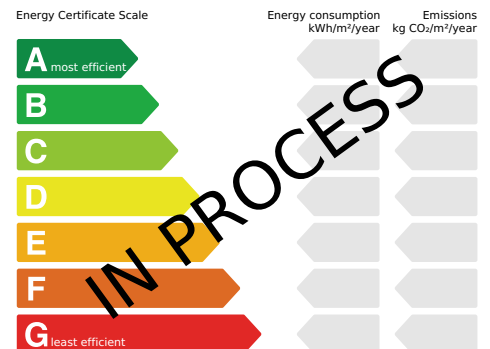
The lower floor , with a usable area of 150m2, features a spacious open-plan area with natural light, designed to allow the buyer to adapt it in the future for versatile uses such as a gym, private spa, cinema/TV room, bathroom , and other additional rooms (this listing includes renderings with several possible examples of these uses/decorations). It also includes a laundry room and utility room.

On the upper floor , a 120 m² walkable terrace with a raised platform system, integrated planters, a removable pergola and an infinity pool for a relaxing bathroom at the end of the day while enjoying the sea views and the sunset.



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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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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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