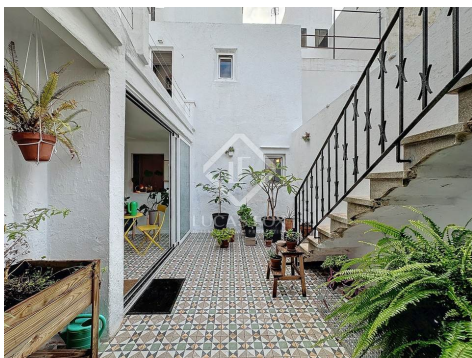


€395,000 Apartment - For sale

## 3 Bedroom apartment with 20m<sup>2</sup> garden for sale in Ciutadella, Balearic Islands

Spain » Balearic Islands » Menorca » Ciutadella de Menorca » 07760

<b>3</b>	<b>2</b>	<b>142m<sup>2</sup></b>	<b>20m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	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    **2** Bathrooms    **142m<sup>2</sup>** Floorplan    **20m<sup>2</sup>** Garden

### OVERVIEW

## Ground floor apartment in excellent condition and with an courtyard for sale just a few minutes from the old town of Ciutadella de Menorca.

Lucas Fox presents this beautiful and glamorous recently renovated ground floor apartment with courtyard- exterior patio for sale in Ciutadella de Menorca.

We are located just a few minutes from the old town, on a very popular street and, at the same time, away from the most touristy and noisy areas .

The property is located on the ground floor of the building, which has also been recently renovated and is very well maintained. From the street, we are welcomed by a beautiful entrance with an exterior terrace overlooking the street.

The property is distributed over two floors, including the storage room on the upper floor . The 1960s apartment has been recently and tastefully renovated by an architect and designer. It has been renovated with a beautiful design that combines a modern and vintage style. The layout offers three bedrooms, one of which is currently used as a studio, two complete bathrooms. A bright corridor connects the bedrooms. In addition, there is a semi-closed patio with top-quality sliding windows, a living-dining room with a fireplace and a new designer kitchen that comes equipped with high-end appliances . There is another small corridor that can fit a single bed. It also has access to the terrace and access to the second floor from the exterior staircase.

On the upper floor there is currently a storage room. There is the possibility that this could be transformed into a fourth bedroom with access from the ground floor patio and with its own terrace.

All designer furniture is included.

The apartment has a very original style. In each bedroom, we can find some curious details such as the shower in the main bathroom that has a large glass door and gives the sensation of showering outdoors. In addition, the semi-closed patio can be left open or closed, so that it can also be enjoyed in winter, without losing the warmth of the fireplace. All the plumbing, electricity, flooring and carpentry installations were completely renovated this year.



[lucasfox.com/go/men53466](https://lucasfox.com/go/men53466)

Terrace, Natural light, Storage room, Renovated, Pet-friendly, Open kitchen, Interior, Heating, Fireplace, Equipped Kitchen, Double glazing, City views, Chill out area, Barbecue, Balcony, Alarm, Air conditioning

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**3** Bedrooms    **2** Bathrooms    **142m<sup>2</sup>** Floorplan    **20m<sup>2</sup>** Garden

Due to its special location and recent renovation, it is a great property to live in all year round, or spend time with family and/or friends. Please contact us for more information or to arrange a visit.



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