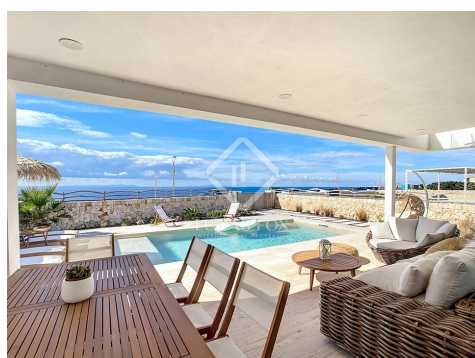


€1,350,000 House / Villa - For sale

## Excellent 3 Bedroom house / villa for sale in Ciutadella, Balearic Islands

Spain » Balearic Islands » Menorca » Ciutadella de Menorca » 07769

<b>3</b>	<b>3</b>	<b>160m<sup>2</sup></b>	<b>330m<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

**Fantastic new build villa with an exquisite finish, swimming pool and wonderful views of the sea and the sunset for sale in Cala'n Blanes, Ciutadella de Menorca.**

Lucas Fox presents this excellent 160 m<sup>2</sup> villa on a 330 m<sup>2</sup> plot , with spectacular views of the sea and the sunset in Cala'n Blanes, in the municipality of Ciutadella de Menorca.

The property is distributed over two comfortable floors. At the entrance, we are welcomed by a modern swimming pool surrounded by a sun terrace with travertine floor . From here, we access the spectacular covered terrace with the same type of floor that is configured as a dining area and another chill-out area with spectacular views of the sea and the sunset.

Through the covered terrace, we enter the impressive living-dining room exquisitely decorated with an electric fireplace . Here, there is the fully equipped open kitchen with side access to the garden. Both spaces have stunning sea views. At the back of the house, we find the entrance door with a small corridor that leads us to the guest toilet with a washing machine and dryer area in a large wardrobe/ storage room.

From the living room, a modern staircase with a glass railing takes us to the first floor where we find the night area. A small hall leads us to the bedrooms. The cozy main bedroom has an open private bathroom , built-in wardrobes and access to a wonderful terrace with a glass railing and incredible sea views. Next, there is another double bedroom with built-in wardrobes and access to the same terrace with identical views. At the back, we have the last bedroom and the second bathroom to share.

The house has high quality finishes; it has black lacquered metal carpentry with double glazing, hot-cold split air conditioning in all rooms and large off-white floors. The property is sold fully furnished and equipped.

Exterior, we have the swimming pool surrounded by a terrace area with a travertine solarium, a low-maintenance garden area and an area with marés tiles around the house combined with volcanic stone.

Without a doubt, a perfect property to live all year round or spend time with family and/or friends. Please contact us for more information or to arrange a viewing.



[lucasfox.com/go/men54450](https://lucasfox.com/go/men54450)

Sea views, Terrace, Swimming Pool, Garden, Natural light, Open kitchen, New build, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Barbecue, Alarm, Air conditioning

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