

€895,000 House / Villa - For sale - New listing

## Excellent 4 Bedroom house / villa for sale in Maó, Balearic Islands

Spain » Balearic Islands » Menorca » Maó » 07701

**4** Bedrooms    **4** Bathrooms    **210m<sup>2</sup>** Floorplan    **700m<sup>2</sup>** Plot size



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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### OVERVIEW

**Exclusive new build detached villa with 4 bedrooms, a garden, and a pool in the residential area of Cala Llonga, very close to the port of Mahon.**

Lucas Fox presents this impeccable 210 m<sup>2</sup> villa on a 700 m<sup>2</sup> plot in the Cala Llonga development, located on the shores of Maó Harbour.

This modern, new build villa is spread over two spacious floors, offering bright and functional spaces for a comfortable and contemporary lifestyle.

Upon entering the property, we enter a spacious hall that leads to a main bedroom with access to a charming private terrace, ideal for enjoying the outdoors. We also find a double bedroom, a full bathroom serving this floor, and an additional bedroom with its own bathroom, providing greater autonomy for family members or guests.

Through an elegant and modern staircase located in the hall, we enter a spacious living room with floor-to-ceiling windows offering direct access to the exterior, where you can enjoy a private garden and a pool perfect for relaxing or socializing. The ground floor also features a cozy dining room, ideal for family gatherings, and a fully equipped modern kitchen. Also on this same floor is a double bedroom with a full bathroom, providing added comfort, as well as another guest bathroom.

This property is ideal for those looking for a modern, functional home with excellent use of interior and exterior space.

The project is expected to be completed and ready for delivery of keys by the end of 2025.

An ideal property to live in year-round, or to spend time with family and/or friends.

Contact us for more information or to arrange a visit.



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Swimming Pool, Garden, Natural light,  
Open kitchen, New build, Heating, Exterior,  
Equipped Kitchen, Double glazing,  
City views, Chill out area, Balcony,  
Air conditioning

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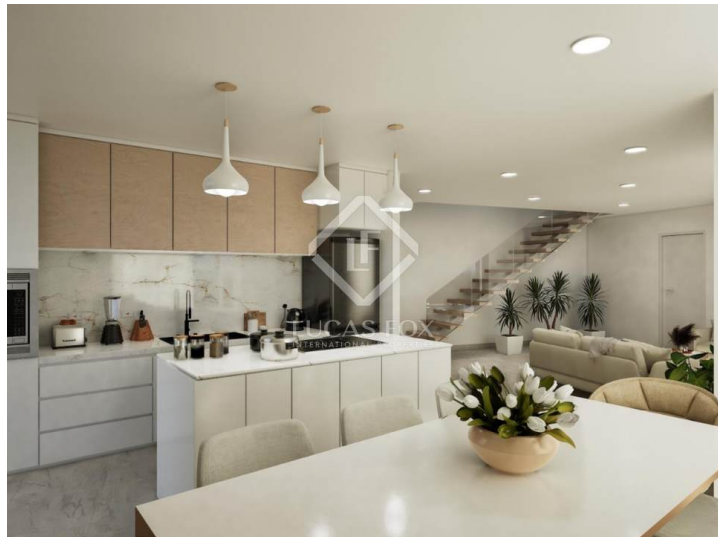
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