

€495,000 Apartment - For sale - Top Pick

## Excellent 3 Bedroom apartment with 30m<sup>2</sup> garden for sale in Maó, Balearic Islands

Spain » Balearic Islands » Menorca » Maó » 07701

3	2	187m <sup>2</sup>	30m <sup>2</sup>
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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## Excellent 3 Bedroom apartment with 30m<sup>2</sup> garden for sale in Maó, Balearic Islands

**Beautiful, tastefully renovated ground floor apartment with a patio and views of the Claustre market in the old town of Maó.**

Lucas Fox presents this beautiful, newly renovated ground floor apartment with a total area of 187 m<sup>2</sup>, including a 72 m<sup>2</sup> basement and a charming 30 m<sup>2</sup> patio.

The renovation exquisitely combines traditional Menorcan architecture with a modern rustic style, dominated by pastel tones and natural materials. The indirect lighting, along with elements native to the island, creates an atmosphere of calm, elegance, and harmony that is felt from the first moment and in every corner of the home.

The property 's layout has been carefully designed to offer functionality and comfort. Upon entering, you are welcomed by a spacious and welcoming lobby that leads to the main bedroom, which features a private bathroom, ensuring maximum comfort and privacy. The second bedroom, located next to the main bedroom, is versatile: perfect as a children's bedroom , an study , or a guest bedroom . A second fully equipped bathroom is strategically located opposite this room, also serving the common areas.

The living-dining room merges with the kitchen into a spacious, open-plan space, ideal for everyday living and entertaining. From here, there's direct access to a charming 30 m<sup>2</sup> exterior patio, perfect for enjoying the outdoors, hosting barbecues, or simply relaxing.

The property also includes a large, fully restored and fenced 82 m<sup>2</sup> basement, which houses an additional bedroom and a multipurpose living room ideal for various activities.

In terms of energy efficiency, the property has a heat pump, ensuring responsible and sustainable consumption.

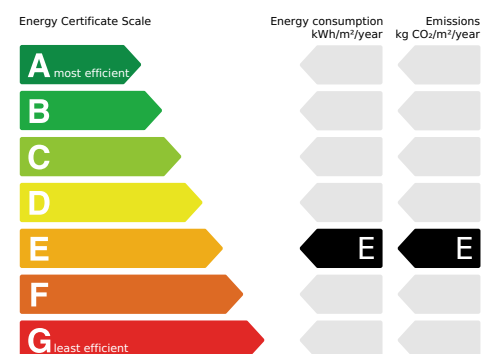
Additional features include air conditioning, a fully equipped fitted kitchen, a patio, and a renovated basement. The property is being sold fully furnished and equipped (except for personal belongings), ready to move into and enjoy from day one.

The apartment's location is truly unbeatable. Located in the heart of the centre, it allows easy walking distance to any point in the historic center, the port, as well as a wide range of restaurants, shops, and attractions in the city. Directly opposite is an easily access private parking lot and a supermarket. The airport is just a 15-minute car away, ensuring excellent connections.



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Wooden flooring, High ceilings,  
Renovated, Open kitchen, Interior,  
Equipped Kitchen, City views,  
Chill out area, Air conditioning



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Don't miss the opportunity to discover this gem in the heart of the city.

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