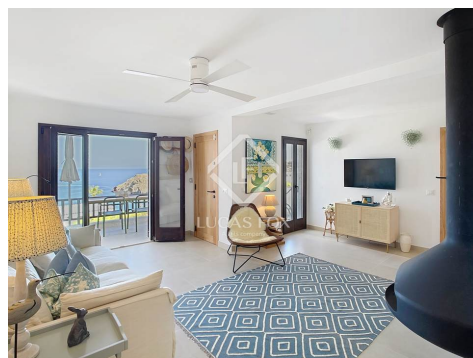
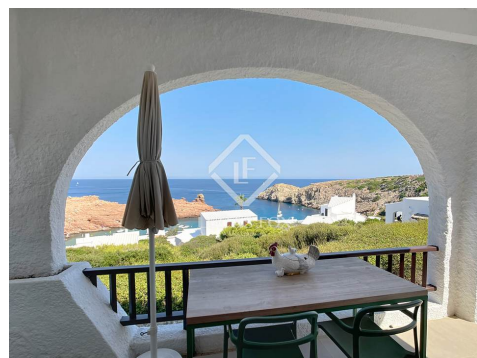
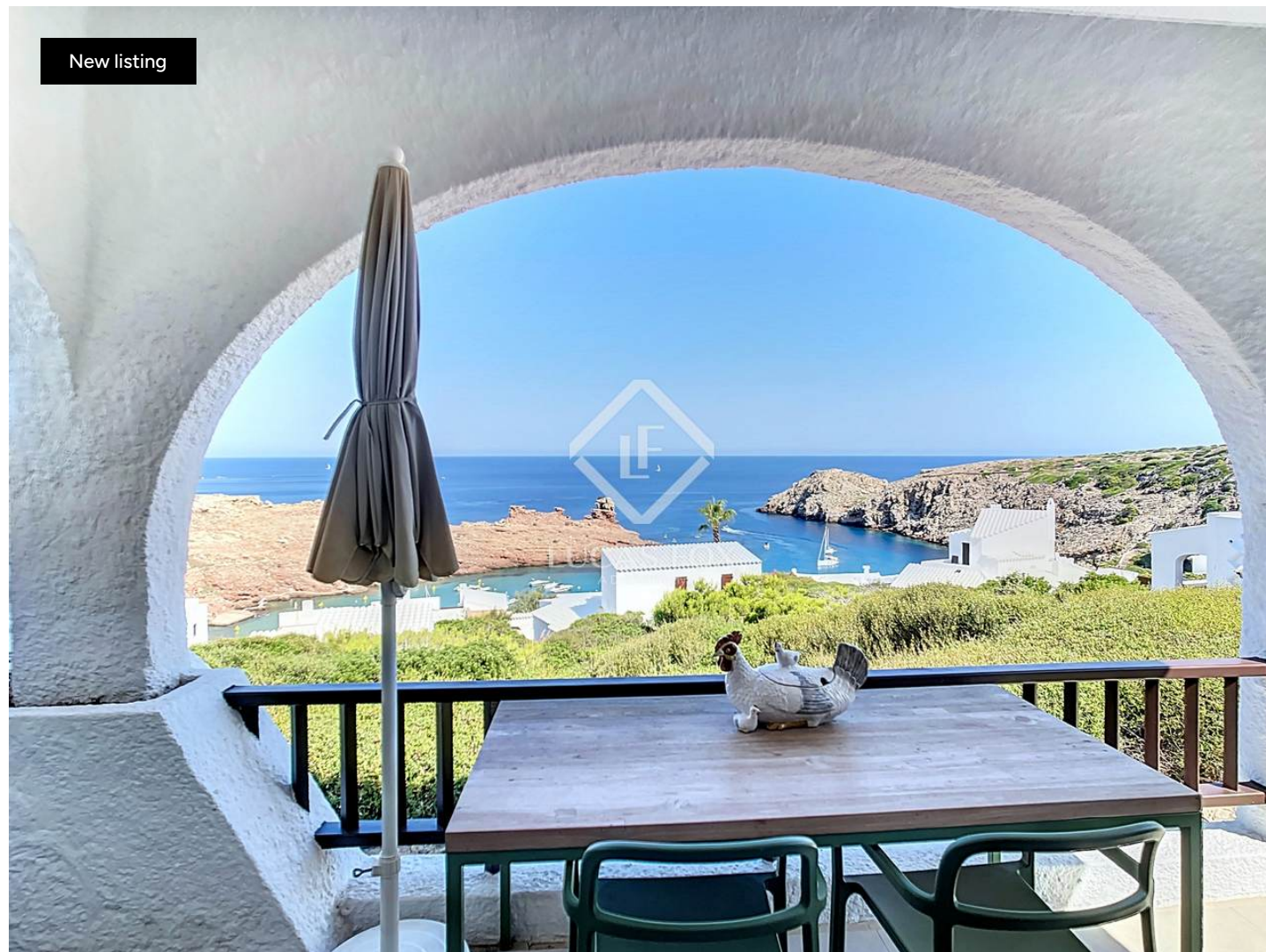


€1,290,000 House / Villa - For sale - New listing

## Excellent 2 Bedroom house / villa with 30m<sup>2</sup> terrace for sale in Ciutadella

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

2	1	70m <sup>2</sup>	797m <sup>2</sup>	30m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace



**Contact us today for more information or to arrange a viewing**

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€1,290,000 House / Villa - For sale - New listing

## Excellent 2 Bedroom house / villa with 30m<sup>2</sup> terrace for sale in Ciutadella

**Spectacular, tastefully renovated 2-bedroom villa with terraces, exterior parking, a tourist license, and a building plot . Spectacular sea views. Cala Morell, Ciutadella de Menorca. Exclusive to Lucas Fox.**

Lucas Fox exclusively presents this unique opportunity for a villa and plot. The 70m<sup>2</sup> villa with 30m<sup>2</sup> of terraces, on a 205m<sup>2</sup> plot with a tourist license and spectacular sea and sunset views, is located in the prestigious Cala Morell development in Ciutadella de Menorca.

The property is distributed over a single first floor . From the exterior garden , via a convenient flight of stairs, we reach the inviting, partially covered terrace with incredible views of the sea and the cove's iconic elephant-shaped rock. From here, we enter the spacious living room with a fireplace and access to the terrace, with large windows flooding the entire room with natural light. Next, there is a pantry/ storage room room and a dining area , and an open, fully equipped kitchen with access to a rear patio with a shower. From the living room, we access the master bathroom and two double bedrooms with built-in wardrobes , one of them with views.

From the terrace, an exterior staircase leads to the 10m<sup>2</sup> terrace/solarium with fantastic views of the sea and Cala Morell.

The property was renovated with exquisite taste, using top-quality materials. It has exterior insulation board, high-quality exterior carpentry with double glazing and thermal bridge, shutters, mosquito nets, hot-cold air conditioning splits, a wood-burning fireplace, ceiling fans, and an alarm system.

On the ground floor, from the garden area, there is an 8m<sup>2</sup> storage room/ utility room and a private parking space next to the access road.

**PLOT** - In front of the property, it has a building plot of approximately 800 m<sup>2</sup> with wonderful sea views, ideal for designing a villa of approximately 300 m<sup>2</sup>.

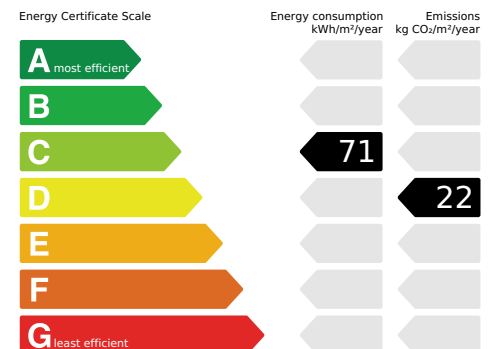
Without a doubt, this is an ideal investment opportunity that offers a property to live in year-round, spend time with family and/or friends, or rent out thanks to a tourist license and the potential for a building plot with views unique in the area.

Contact us for more information or to arrange a visit.



[lucasfox.com/go/men61721](https://lucasfox.com/go/men61721)

Sea views, Terrace, Private garage,  
Natural light, Utility room,  
Storage room, Renovated,  
Open kitchen, Heating, Fireplace,  
Exterior, Equipped Kitchen,  
Double glazing, Built-in wardrobes,  
Alarm, Air conditioning



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## Excellent 2 Bedroom house / villa with 30m<sup>2</sup> terrace for sale in Ciutadella



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