

€1,250,000 House / Villa - For sale - New listing

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

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

4	3	240m <sup>2</sup>	1,483m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size

New listing



**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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### Wonderful contemporary villa with a large garden and pool project in Cala Morell, Ciutadella de Menorca

Lucas Fox presents this fantastic, brand-new, contemporary-style villa of 240 m<sup>2</sup> built on a 1,483 m<sup>2</sup> plot in the prestigious Cala Morell development, in the municipality of Ciutadella de Menorca.

The property is spread over two comfortable floors. The ground floor welcomes us with an open-plan hallway leading to the living-dining room with large windows flooding the entire room with natural light, which in turn connects to the open-plan kitchen. From the living-dining room, we access a front terrace on one side and a splendid covered terrace with a barbecue area on the other, ideal for outdoor evenings and unobstructed views of the pine forest.

A corridor on one side of the house leads to the night area, where we find a double bedroom with built-in wardrobes and a private bathroom, and another double bedroom. Another corridor connects us to the kitchen on one side and the garage for one car on the other. Following the corridor, we find the utility room with exterior access to a clothesline and shower, a bathroom, and a double bedroom with built-in wardrobes.

From the entrance hall, a staircase leads to the first floor, where there is a small bathroom and a spacious living room or bedroom with access to two terraces on either side, one of them with unobstructed views of the pine forest.

The house has been built with high-quality materials and features wood-effect PVC exterior carpentry with double-glazed tilt-and-turn windows, pre-installed hot/cold air conditioning, and a photovoltaic solar system for self-consumption.

Exterior, we find a large landscaped area with native vegetation and the possibility of designing a 27 m<sup>2</sup> pool with a valid permit. The size of the plot would allow for an extension to the house.

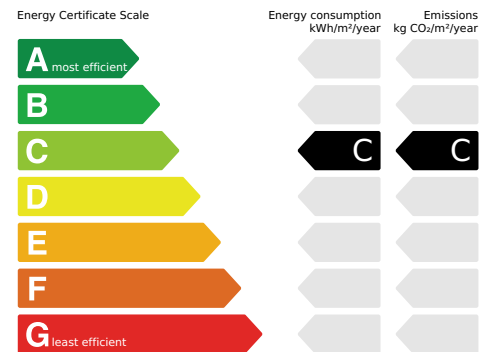
Without a doubt, an ideal property for lovers of tranquility who want to live year-round or spend time with family and/or friends.

Contact us for more information or to arrange a visit.



[lucasfox.com/go/men62533](https://lucasfox.com/go/men62533)

Swimming Pool, Garden, Natural light, Storage room, New build, Exterior, Equipped Kitchen, Double glazing, Built-in wardrobes, Barbecue, Alarm, Air conditioning



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