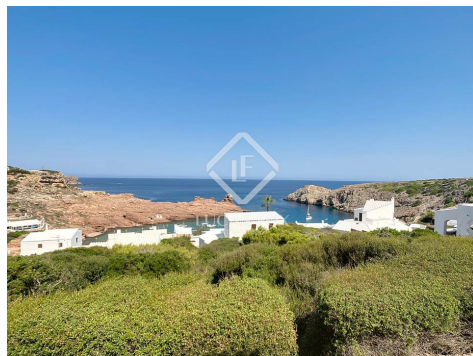
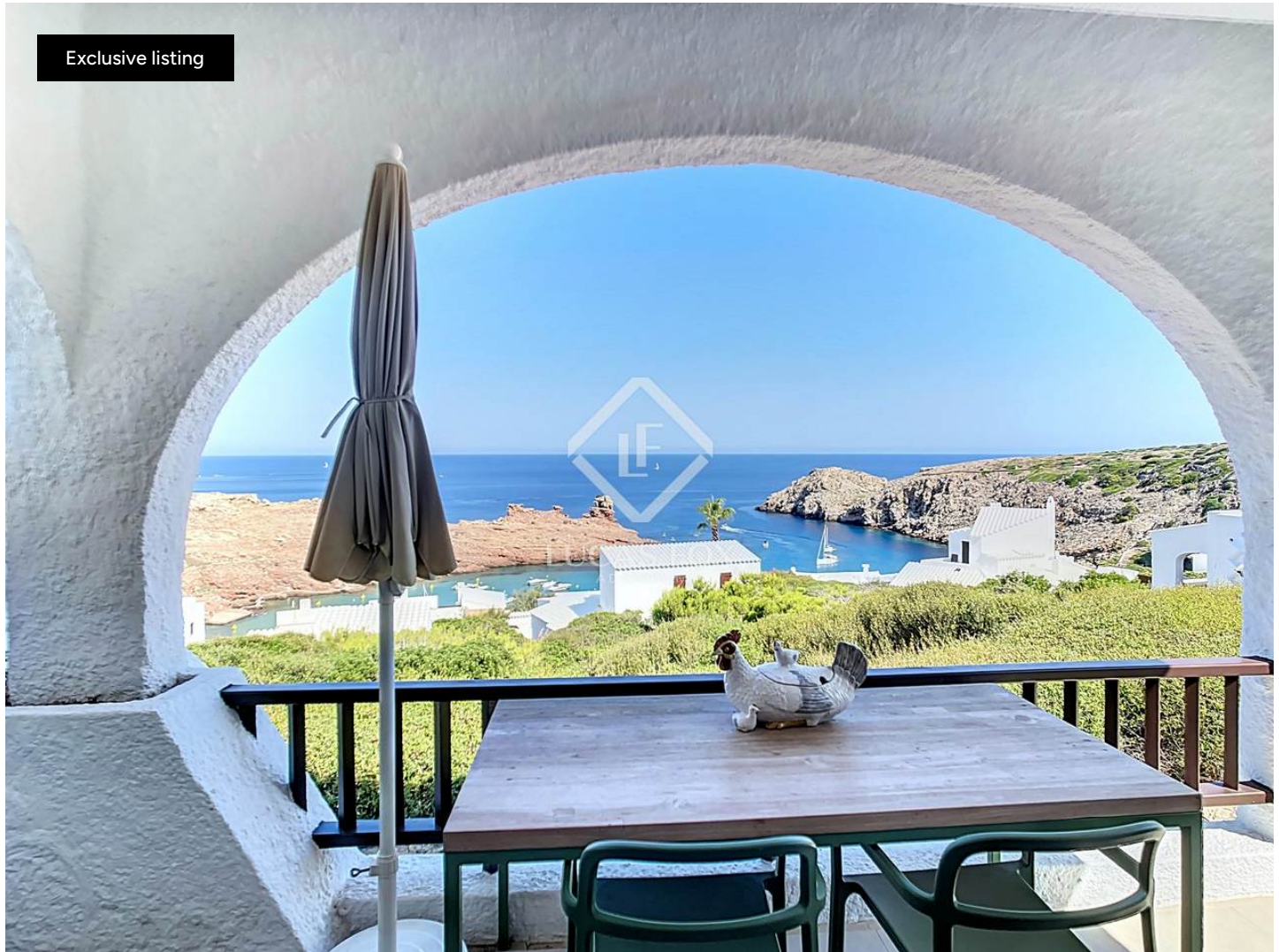


€625,000 House / Villa - For sale - Exclusive listing

## En venta: Villa con vistas al mar con licencia turística con vistas en Urbanización Cala Morell Ciutadella Menorca. Exclusiva de Lucas Fox

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

2	1	70m <sup>2</sup>	205m <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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€625,000 House / Villa - For sale - Exclusive listing

## En venta: Villa con vistas al mar con licencia turística con vistas en Urbanización Cala Morell Ciutadella Menorca. Exclusiva de Lucas Fox

**Spectacular renovated 70 m<sup>2</sup> villa with terraces, exterior parking, and a tourist license on a 205 m<sup>2</sup> plot , with incredible sea views, for sale in Cala Morell. Exclusive to Lucas Fox.**

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

The property is distributed over a single first floor. From the garden, via a comfortable flight of stairs, we reach the cozy, partially covered terrace with incredible views of the sea and Cala Morell beach with its iconic elephant-shaped rock. From here, we enter the spacious living room with a fireplace and access to the terrace, with large windows that allow abundant natural light to enter the entire room. Next, there is a pantry or storage room, dining area and open kitchen, fully equipped with Miele appliances , with access to the backyard with an exterior 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 10 m<sup>2</sup> terrace/solarium with fantastic views of the sea and Cala Morell.

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

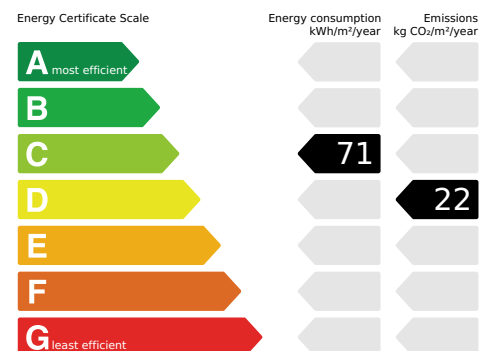
On the ground floor, from the garden area, there is an 8 m<sup>2</sup> storage room or utility room and a private parking space next to the access road.

Without a doubt, this is an ideal opportunity to property in year-round, spend time with family and/or friends, or rent it out thanks to a tourist license. Contact us for more information or to arrange a viewing.



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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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