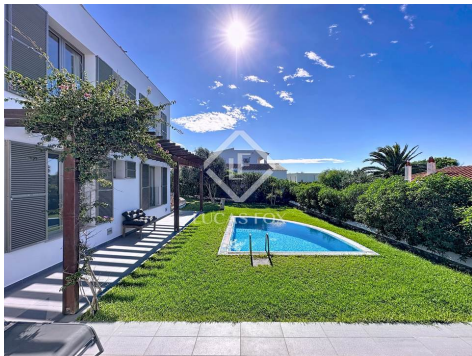


€1,400,000 House / Villa - For sale - New listing

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

Spain » Balearic Islands » Menorca » Maó » 07712

4	3	299m <sup>2</sup>	744m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size



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€1,400,000 House / Villa - For sale - New listing

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

**Luxury villa with a tourist license and high profitability, stunning views of the Mediterranean and sustainable finishes in the privileged coastal area of Es Canutells.**

Lucas Fox presents this magnificent contemporary second-line villa , situated in an elevated position on the southern coast of Menorca, offering spectacular views of the Mediterranean and distant vistas of the island of Mallorca.

The property, with 299 m<sup>2</sup> built on a 744 m<sup>2</sup> plot , combines modern design, energy efficiency, and comfort, creating a perfect environment for both permanent residence and tourist investment.

The interior is distinguished by its light and open architecture, with large windows that allow for sea views from almost every room. It has four spacious bedrooms and three bathrooms, ideal for comfortably accommodating two families.

The villa has a valid tourist license, making it an excellent investment opportunity thanks to its high profitability during the summer season.

Exterior, a well-kept garden with automatic irrigation surrounds the property, along with a private pool perfect for relaxing with the sound of the sea in the background. The main terrace offers a unique sensation of being suspended over the sea; from the upper floor , you can contemplate the island of Mallorca on the horizon.

Its amenities include heating, air conditioning, solar panels, an alarm system, and a large underground garage with capacity for two vehicles.

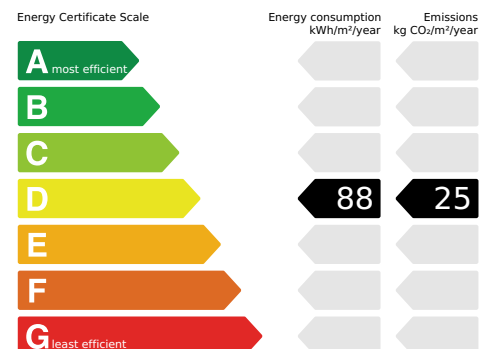
The Es Canutells area is one of the most popular on the island for its natural surroundings, beautiful beach, sea caves, and the many water activities it offers, such as kayaking and snorkeling.

An exceptional property that combines luxury, sustainability and an incomparable natural setting.



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Waterfront, Sea views, Terrace, Swimming Pool, Garden, Private garage, Natural light, Parking, Views, Tourist License, Storage room, Solar panels, Renovated, Panoramic view, Open kitchen, Heating, Exterior, Double glazing, Chill out area, Barbecue, Balcony, Air conditioning



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



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