

€1,480,000 House / Villa - For sale - New listing

Excellent 6 Bedroom house / villa with 71m² garden for sale in Ciutadella

Spain » Balearic Islands » Menorca » Ciutadella de Menorca »

6	4	270m ²	194m ²	45m ²	71m ²
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	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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Wonderful house with lots of charm, 71 m² patio, swimming pool, garden, terraces and 2 parking spaces within walking distance for sale a few meters from Plaça Ses Palmeres, in Ciutadella de Menorca.

Dils Lucas Fox presents this exclusive 270 m² house, completely renovated, with a spectacular 71 m² private patio, in a privileged location, just steps from Ses Palmeres square and the emblematic Contramurada.

The property, which features a carefully designed extension at the rear, is spread over three floors and boasts a design that offers great comfort and functionality.

On the ground floor, an elegant and spacious entrance hall welcomes you, with a glass door that provides privacy from the exterior. Further on, you'll find a versatile bedroom that could also be used as an study. Next, a large open-plan space leads to a welcoming transition area or waiting room, where a convenient guest toilet is located under the stairs. Beyond this, you'll find an impressive main living room with a wood-burning fireplace and a modern, open-plan designer kitchen, fully equipped with high-end appliances , a Portuguese marble countertop, and an AGA electric cooktop. This space is exceptionally bright, thanks to a large skylight and expansive sliding panoramic windows that offer direct access to the patio.

The exterior is one of the highlights of the property, featuring a beautifully landscaped 71 m² patio with a vertical garden , an elegant 18 m² swimming pool with a waterfall integrated into the wall, and a barbecue area with an exterior dining room , ideal for enjoying evenings al fresco in an intimate and sophisticated setting. This floor is completed by a spacious 12 m² utility room and, above it, a pleasant 10 m² chill-out terrace overlooking the patio.

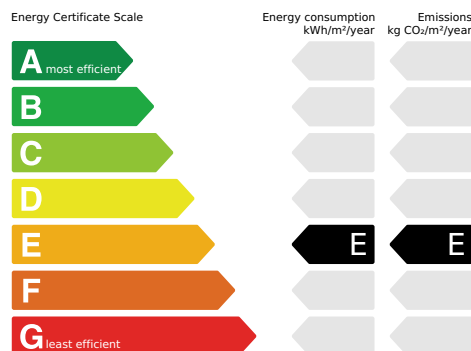
From the living room, a separate staircase leads to the magnificent main bedroom, which has a dressing room, private bathroom and access to a small patio, and the impressive 35 m² solarium terrace, also equipped with a storage room for the aerothermics system machinery.

On the other hand, a second staircase from the living area provides access to the upper floors. On the first floor, the same as the main bedroom, there are two double bedrooms, one of which connects to the master suite's terrace, as well as a bathroom with a shower and an additional toilet . The second floor, with a similar layout , houses two more spacious double bedrooms, along with a bathroom with a shower and a toilet. The entire house features LED lighting in all rooms and built-in wardrobes.



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Terrace, Swimming Pool, Garden, Private garage, Natural light, High ceilings, Walk-in wardrobe, Utility room, Security, Renovated, Open kitchen, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Alarm, Air conditioning



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The property has been renovated with high-quality materials, while respecting the original architectural features, such as the high ceilings and exposed beams. It is equipped with underfloor heating via an aerothermics system on the ground floor and in the main bedroom, ducted air conditioning throughout the property, and split-type units in the bedrooms. Furthermore, contemporary joinery is combined with restored original elements, such as double-glazed panoramic windows and Climalit-type windows in the extended area. The carefully selected flooring features a mix of designer terrazzo, encaustic tiles, and high-end ceramic finishes in the bathrooms. The property also includes an alarm system and a water softener.

It is sold fully furnished and equipped, ready to move in, and includes two parking spaces near the property, one of them located directly opposite.

A unique and exceptional property, ideal both as a permanent residence and for enjoying exclusive stays in a privileged environment, perfect for sharing with family and friends.

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