

€2,050,000 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	219m <sup>2</sup>	1,174m <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 · lucasfox.com · C. Roser, No. 13, Bajos, Ciutadella de Menorca, Spain

€2,050,000 House / Villa - For sale - New listing

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

### Fantastic newly built villa with heated pool, low maintenance garden and distant sea views in Cales Piques, Ciutadella de Menorca

Dils / Lucas Fox presents this wonderful newly built villa of 219 m<sup>2</sup> on a plot of 1,174 m<sup>2</sup>, located a few minutes from Pont d'en Gil, in the Cales Piques development , in the municipality of Ciutadella de Menorca.

The property is distributed entirely on a single floor to offer maximum comfort and take full advantage of natural light. Upon entering, a spacious entrance hall welcomes you and leads to a large open - plan area that houses a modern, fully equipped open-plan kitchen with high-end appliances , integrated with the living-dining room.

From this room, you can access two terraces: one designed as an exterior dining room , equipped with a canvas awning for warmer days, and the other as a lounge area, with a bioclimatic pergola. Both offer unobstructed sea views and are ideal spaces for relaxing and enjoying evenings outdoors with family and friends.

From the entrance hall, which also access onto the terrace - dining room, a corridor leads to the night area. This area comprises two double bedrooms with en-private bathroom and direct access to the pool area, as well as two further bedrooms that share a full bathroom and have access to the front of the property. The utility room is also located in this area.

The house, with its contemporary design, was built in 2025 using high-quality materials and finishes. It features built-in wardrobes in all bedrooms, panoramic exterior carpentry with double-glazed Climalit windows, maximizing natural light, split air conditioning units (heating and cooling) in every room, an alarm system, travertine flooring both inside and exterior, solar panels, and sliding wooden slat blinds that add a modern touch while allowing light in and preserving privacy.

Exterior , there is a beautiful 47 m<sup>2</sup> heated pool with a chill-out area, a low-maintenance garden , and landscaped areas with olive trees and a drip irrigation system at the front of the plot. The property also has exterior parking for two vehicles and a staircase leading to the rooftop, where a solarium with spectacular sea views could be installed.

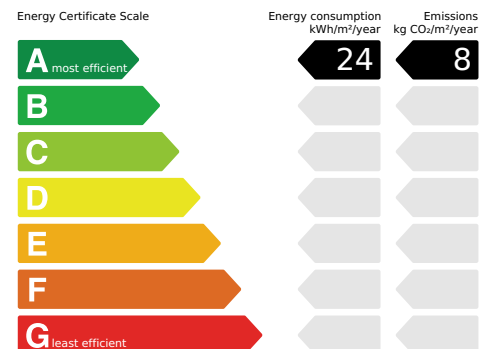
Located in a privileged setting, this property is ideal for enjoying stunning sunsets and endless views of the Mediterranean Sea.

Without a doubt, this is a luxury property perfect for year-round living as well as for enjoying holiday stays with family and friends.



[lucasfox.com/go/men70042](https://lucasfox.com/go/men70042)

Sea views, Terrace, Swimming Pool, Private garage, Natural light, Utility room, Solar panels, Open kitchen, New build, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Built-in wardrobes, Barbecue, Alarm, Air conditioning



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

+34 971 484 121 · [menorca@lucasfox.es](mailto:menorca@lucasfox.es) · [lucasfox.com](https://lucasfox.com) · C. Roser, No. 13, Bajos, Ciutadella de Menorca, Spain

€2,050,000 House / Villa - For sale - New listing

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

Contact us for more information, or to arrange a visit.



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

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