

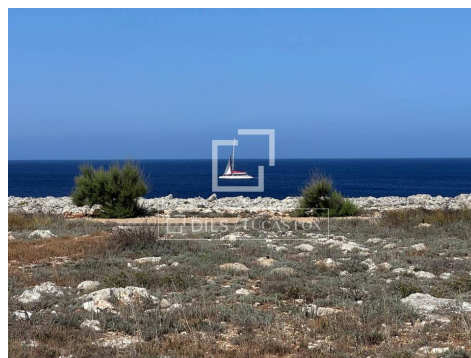
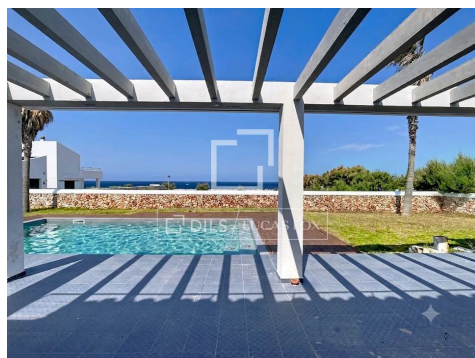
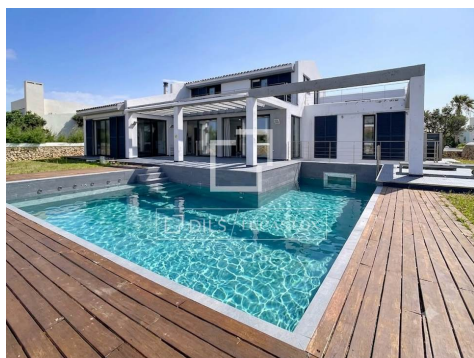
€2,700,000 House / Villa - For sale - New listing

5 Bedroom house / villa for sale in Ciutadella, Balearic Islands

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

5	4	476m ²	2,114m ²
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

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Exclusive beachfront villa with tourist license, swimming pool and large plot, in Ciutadella de Menorca.

Dils/Lucas Fox presents this fantastic villa of 476 m² built on a plot of 1,065 m², adjacent to another plot of 1,049 m². Together they add up to a total of 2,114 m² on the seafront, in one of the most privileged areas and just a few minutes from the centre of Ciutadella de Menorca.

The property is distributed over three floors. Upon entering, you are greeted by a spacious hall with access to a small open patio. From the hall, you access a spacious living room and an open-plan kitchen and dining room, both of which access onto a porch with spectacular sea views and sunsets, ideal for relaxing and enjoying pleasant evenings outdoors.

On one side of the house, there is a guest toilet and a spacious bedroom with a dressing room, private bathroom, and access to the porch. On this same floor, there is also another double bedroom, as well as a hall access to two additional double bedrooms, one with a built-in wardrobe. These share a large bathroom. A laundry area with access to a utility room completes this floor.

A modern cantilevered wooden staircase leads to the first floor, where an access corridor takes us to the main bedroom, equipped with a dressing room, private bathroom with bathtub and shower, and access to two terraces with stunning sea views.

The property features double-glazed exterior carpentry, sliding blinds in the bedrooms, hot and cold air conditioning by splits in all rooms, ceiling fans in all bedrooms and an alarm system.

The basement floor features two large open-plan areas with multiple potential uses, both access onto an English-style patio. It also includes a utility room, storage room, bathroom, and a garage with space for two cars.

Exterior, a magnificent 68 m² swimming pool surrounded by a teak deck and landscaped garden area is a highlight. Adjacent to the property is a second plot of 1,049 m², on which another villa of similar dimensions could be built.

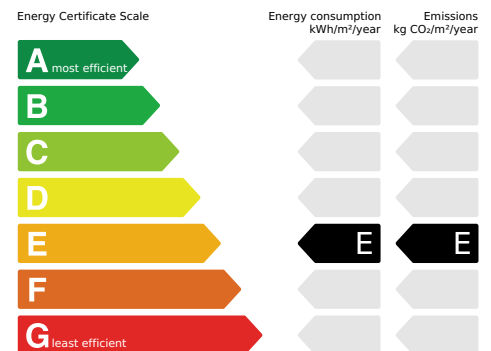
This is undoubtedly an exceptional property, perfect for year-round living or enjoying vacations with family and friends. Furthermore, its tourist license makes it an excellent investment opportunity, allowing it to be used for holiday rentals.

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



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Sea views, Terrace, Swimming Pool, Garden, Private garage, Natural light, Modernist building, Walk-in wardrobe, Views, Utility room, Tourist License, Open kitchen, Heating, Exterior, Equipped Kitchen, Double glazing, Built-in wardrobes, Alarm, Air conditioning

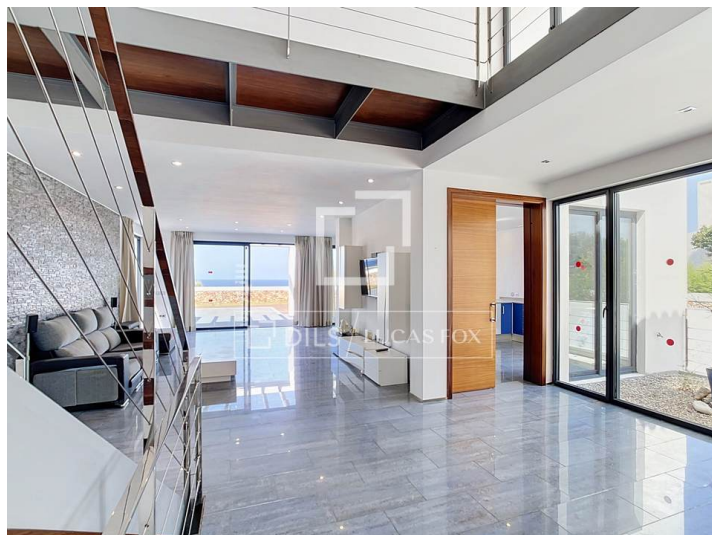
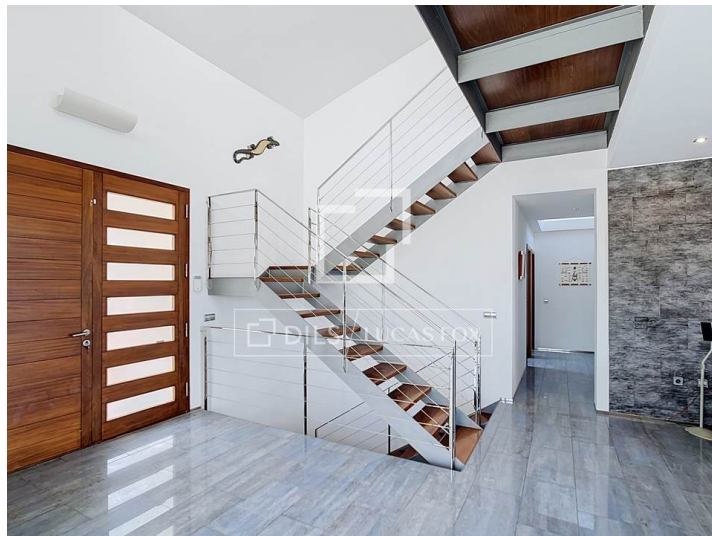


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