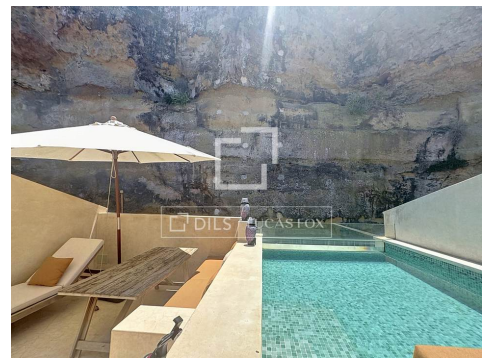


€1,750,000 House / Villa - For sale - New

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

Spain » Balearic Islands » Menorca » Maó » 07701

4 Bedrooms    3 Bathrooms    284m<sup>2</sup> Floorplan    120m<sup>2</sup> Plot size



Contact us today for more information or to arrange a viewing

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€1,750,000 House / Villa - For sale - New

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

**Luxurious villa with 4 bedrooms, 2 kitchens, swimming pool and option of an adjoining building plot , with panoramic views of Mahón port and the possibility of including a private dock and boat.**

Dils Lucas Fox presents this luxury villa located on the front line of the emblematic port of Mahón, a truly exceptional residence where contemporary architecture, the highest construction quality and privileged views come together to create one of the most exclusive properties in Menorca.

With 284 m<sup>2</sup> built distributed over four floors connected by an elegant elevator clad in marés stone, the property has been designed to offer a unique experience of comfort and sophistication.

From the moment you step inside, the property impresses with a refined entrance hall that leads to the garage and opens onto a spectacular living room with a dining room and open-plan kitchen. This space extends onto a chill-out terrace, perfect for enjoying the exterior year-round.

The first floor houses a magnificent master suite presided over by an elegant bathroom distributed in two environments and finished with absolute distinction.

On the second floor , an impressive, stately dining room living room becomes the heart of the property. A spectacular double-height window, extending to the upper floor , frames the harbor like a work of art. Its sliding doors disappear completely into the walls, merging interior and exterior and providing an extraordinary sense of spaciousness and freedom. Also on this floor are a large double bedroom and a full bathroom .

The upper floor houses an elegant open-plan kitchen and dining room, from which the extraordinary views over the port continue to unfold. As the crowning feature of the property, the terrace becomes a true architectural gem, boasting an exclusive spa-like plunge pool and a space to relax while contemplating the iconic rock of Mahón harbor.

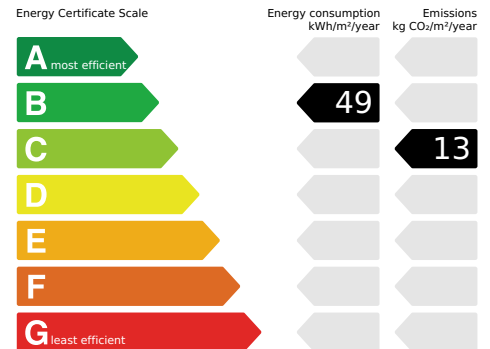
The property incorporates underfloor heating, integrated air conditioning in walls and ceilings, state-of-the-art insulation and an advanced energy efficiency system that guarantees maximum comfort throughout the year with optimized consumption.

As an added bonus, there is the possibility of incorporating the adjacent 132 m<sup>2</sup> plot , which is fully buildable and currently equipped as an exquisite private garden with independent access , a summer kitchen, an exterior dining room and various relaxation areas.



[lucasfox.com/go/men71415](https://lucasfox.com/go/men71415)

Sea views, Terrace, Swimming Pool, Garden, Private garage, Lift, Natural light, Underfloor heating, Modernist building, Storage room, Renovated, Pet-friendly, Panoramic view, Outdoor kitchen, Open kitchen, New build, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Barbecue, Balcony, Alarm, Air conditioning



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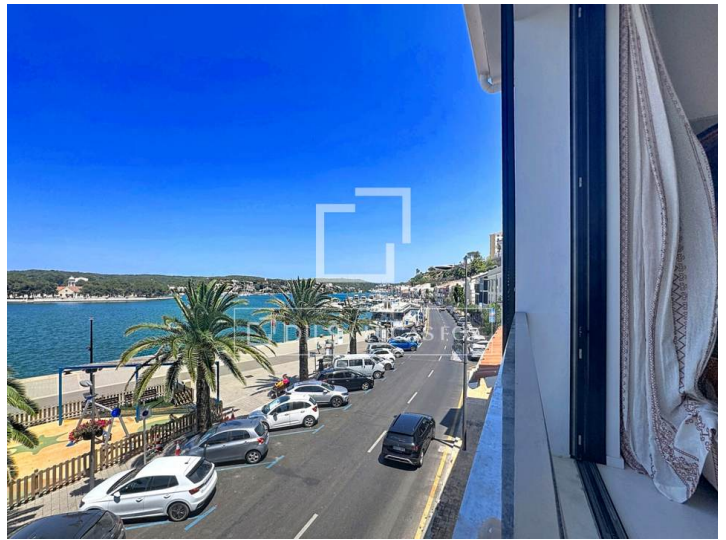
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As a final touch, there is also the possibility of acquiring a semi-rigid boat with its corresponding private mooring, located just 100 meters from the property, an exceptional privilege that makes this property a virtually one of a kind opportunity.

Contact us if you would like to arrange a visit to this spectacular villa in the port of Mahón.



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