

## Punta Prima

search for property MEN-100568



PORTA MONDIAL®

Your home. Our passion.

Tranquility and variety guaranteed - magnificent property on the sea with pool and sea views in Punta Prima

constructed area:	423 m <sup>2</sup>	energy certificate:	g
plot area:	1.445 m <sup>2</sup>		
bedrooms:	7		
bathrooms:	4		
sea view:	✓	price:	€ 3,695,000.-



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### Details:

This magnificent seaside property with garden, pool and sea-views is situated on the south-east coast of Menorca in the resort of Punta Prima. This area is well-known for its fine sandy beach and the beautiful colour of the water.

Very few houses here offer the relaxed and tranquil ambiance provided by this property, and its high-quality interior and exterior furnishings will provide the perfect change of scenery, combined with complete privacy.

It consists of 2 individual houses built on 2 separate plots of land. One was constructed in 1977 and the other in 1996. Since then both houses have been remodeled, renovated and refurnished, providing the perfect domicile for all year-round occupation, or to be used as a holiday home together with family or friends.

There are 2 separate entrances to the property, either via the main house or through an annex building which could be used by parents, older children, friends or personnel enabling joint occupation although still maintaining great privacy. The garden is perfectly maintained with a population of lovely native plants and flowers.

Both houses offer all the amenities to be expected in such a high-quality property, regarding both equipment and furnishings.

The house has a constructed area of 423 sqm distributed over 7 bedrooms, including 6 doubles, 4 bathrooms, 2 fully-equipped kitchens, diverse living rooms, an office, a very large garage, central heating and air conditioning.

In the exterior area there are several terraces, both covered and open, and the pool area gives the impression of being in a high-quality hotel on the other side of the world. Sea views are always present both from outside and inside the house, as this location is only a few minutes walk from the beautiful beach of Punta Prima with its numerous restaurants and shops.

An excellent purchase opportunity and a tranquil and private oasis which can be discovered with us either personally or by video. Please do not hesitate to contact us.

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### Location & surrounding area:

Sant Lluís is a lovely village situated to the south of Mahon which was founded by the French who also built the neoclassic-style church. Two old windmills are located there and there is also a prehistoric settlement from the 10th. To the 2nd. Century BC, the Poblats de Binissafullet. A number of small municipalities belong to San Lluís, one of the best known of which is Punta Prima with its lighthouse and beach on the rocky island of Illa de l'Aire.



**Punta Prima**  
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Pool area in a stunning location



Pool area in a stunning location



Lightflooded living area with sea views



Lightflooded living area with sea views



Wonderful views from the pool terrace



Wonderful views from the pool terrace



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Tranquil lounge area on the pool terrace



Tranquil lounge area on the pool terrace



Living area with fireplace for the winter



Living area with fireplace for the winter



Access to the separate library



Access to the separate library



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Elegant dining area with sea views



Elegant dining area with sea views



Adjoining comfortable fireplace area



Adjoining comfortable fireplace area



Large kitchen with further breakfast area



Large kitchen with further breakfast area



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Double bedroom with garden access



Double bedroom with garden access



One of in total 4 bathrooms



One of in total 4 bathrooms



Stairs lead up to a further living room



Stairs lead up to a further living room



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View to the second house on the plot



View to the second house on the plot



Modern living area with terrace



Modern living area with terrace



Beautifully renovated dining area



Beautifully renovated dining area



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Modern equipped kitchen



Modern equipped kitchen



One of in total 7 bedrooms



One of in total 7 bedrooms



One of in total 7 bedrooms



One of in total 7 bedrooms



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Modern bathroom with garden access



Modern bathroom with garden access



Large, well-maintained garden



Large, well-maintained garden



Covered outdoor dining area



Covered outdoor dining area



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Large pool area



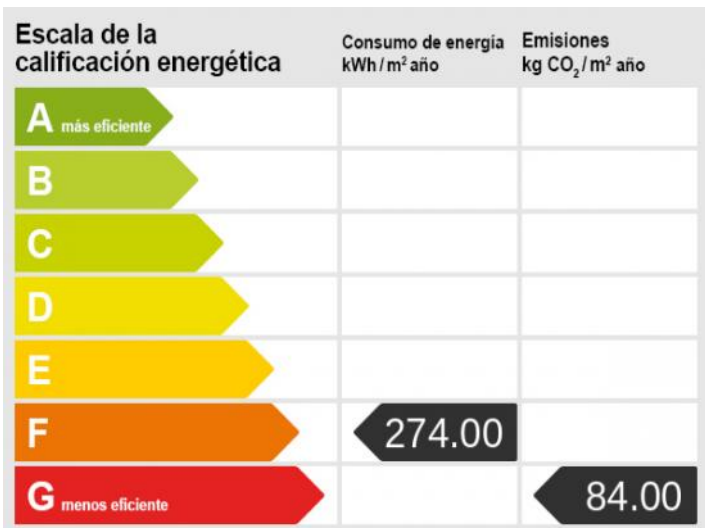
Large pool area



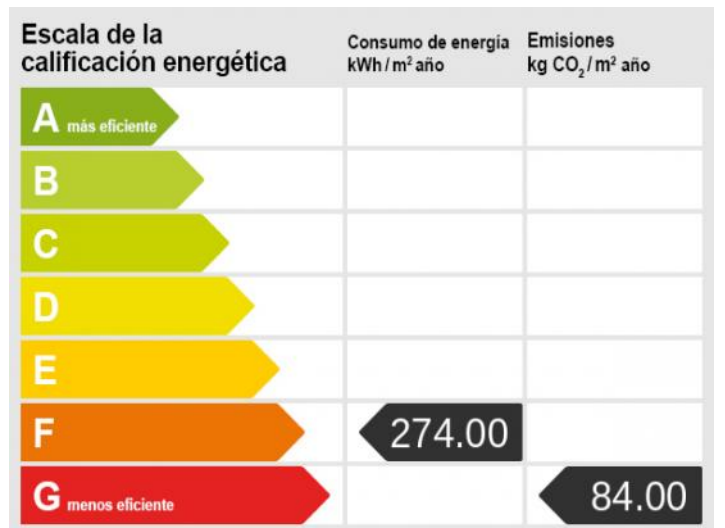
Lounge area with sea views



Lounge area with sea views



Energy certificate



Energy certificate