

# Ciutadella

Reference 100544



PORTA MONDIAL®

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Spectacular finca-property on a very large plot of land with a project for an agrotourism licence, 10 min from the beach near Ciutadella

living space:	592 m <sup>2</sup>	swimming pool:	✓
plot area:	850.000 m <sup>2</sup>	energy certificate:	d
bedrooms:	9		
bathrooms:	3		
sea view:	✓	<b>price:</b>	<b>€ 2,970,000.-</b>



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### Details:

This spectacular, 19th century, 85 hectare finca-property is situated to the south of Ciudadella, only 10 minutes from the Cala Blanca and Cala Santandria beaches.

With an area of approx. 500 sqm the finca would be perfect for agrotourism and is presently divided into 2 parts which could, however, easily be reunited.

Some parts of the finca require renovation but its typical Menorcan-style construction provides thick walls which promise excellent insulation, keeping the rooms cool in Summer and warm in Winter.

In front of the around 300 sqm house there is an extensive terrace with access to the gardens with a wonderful pool.

Distributed over the ground floor is a living room, 2 fully-equipped kitchens, 4 double bedrooms, one of which has an en-suite bathroom, a single bedroom, a small dining room and 2 bathrooms. All rooms are very well-maintained and have historical elements including the floors, windows and doors.

Two staircases lead to the first floor with 7 rooms including 4 double bedrooms and 2 verandas. It would, however, be possible to add at least 2 bedrooms and further bathrooms.

From the 2 roof terraces there are fantastic views over the grounds, the coast and the surrounding Menorcan landscape, simply wonderful and without bustle or noise - pure nature.

The finca also has stables which could be renovated or used for agricultural purposes.

One of the buildings has a touristic rental licence, and there are 3 wells for water supply and mains power.

There is also an ancient stone path which leads to Cap d'Artrutx, one of Menorca's iconic lighthouses.

This exceptional finca, surrounded by tranquil countryside, offers a truly magnificent purchase opportunity, although located only 15 minutes from Ciudadella!

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### Location & surrounding area:

Ciudadela (in Spanish) and Ciutadella (in Menorcan) counts as the historical capital and is situated on the west coast of Menorca.

Its origins go much further back than the Roman reign over Menorca (123 AD) and up until 1722 it was the capital of the island.

The harbour of Ciutadella is one of the most emblematic places in the town and has numerous terraces where typical Menorcan dishes, together with the wonderful surroundings, can be enjoyed next to the sea on summer evenings.

The centre of the old town is the Plaza d'Es Born where the town hall, the theatre of Es Born and a number of neo-Gothic town palaces are situated. The square is dominated by an obelisk which commemorates the attack of a Turkish fleet in 1558. From the square, narrow winding alleys of middle-age origin lead out and allow this beautiful town to be explored by foot. These alleys are reserved for pedestrians only.

The bishop's seat of Menorca is situated in Ciutadella where some of the most important religious buildings can be found, but even amongst all these the cathedral of Menorca stands out. It is the most important Gothic building existing in Menorca and was built upon an old mosque of which the minaret still exists and forms the basis for the present bell tower.

It is also impossible not to mention the fiesta of 'San Juan' when, every year on the 23rd and 24th June, the town of Ciutadella fills up with people from every walk of life, who come to celebrate this deep-rooted, traditional custom when the horses are the main characters. This tradition dates back to the middle ages.

All these factors make Ciutadella a place which must be seen.



Ciudadella  
Reference 100544



Enchanting pool area



Roof terrace with panoramic views



Living area at the entrance



Bright living area



Spacious kitchen



Light-flooded bedroom

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.



Ciudadella  
Reference 100544



One of 5 bedrooms



One of 5 bedrooms



Bathroom with bathtub



Attic room for renovation



Fantastic views



Pool area surrounded by a large garden

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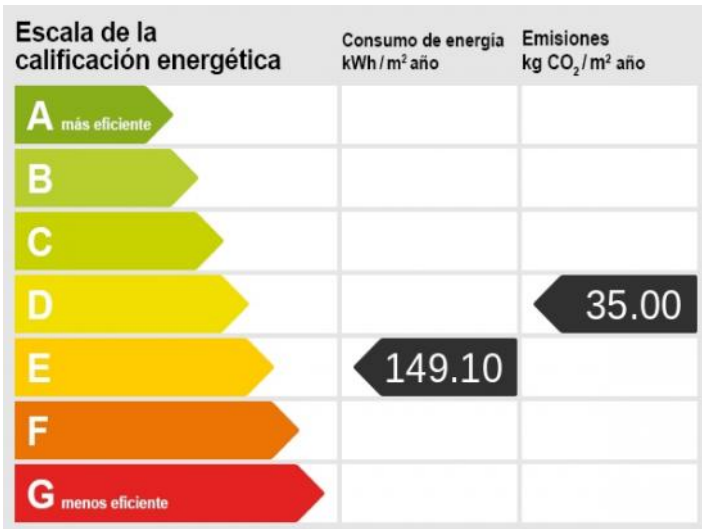
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Reference 100544



Green garden with pool



Large stables



Energy certificate

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