

Es Castell

Reference 100604



PORTA MONDIAL®

Your home. Our passion.

Modern, newly-built duplex-apartment with pool and garage, clean and ready for occupation near the sea and Cales Fonts Es Castell, Menorca

living space:	189 m ²	energy certificate:	in process
plot area:	637 m ²		
bedrooms:	3		
bathrooms:	3		
sea view:	-	price:	€ 430,000.-



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Details:

This newly-built, ground- and first-floor duplex apartment, complete with enclosed garage, covered terrace, large inner patio and private pool is in a very good, clean condition and is accessible for people with reduced mobility.

Situated on a very quiet one-way street, it is only 1 minute's walk from the sea and Calas Fonts, and from S'Esplanada town square with diverse shops and facilities conveniently close by. It is in an ideal location both for use as a permanent domicile or a holiday home. The large, practical garage with electric door presents a valuable and indispensable feature.

Access is via a door with intercom leading into a communal hall and the lift. A small entrance hall accesses a staircase leading up to the first level, and directly into the spacious and bright living-dining area. From here there is direct access to the patio and pool via a large sliding glass window. Also on this level is the kitchen with a compact laundry room, a WC with washbasin, and convenient direct access to the garage from the laundry room.

The second level is also bright and airy, with a small corridor leading to the 3 bedrooms, one of which is en suite and with a large dressing room, and to the 2 bathrooms and a covered terrace overlooking the patio and pool.

This exceptional property offers many advantages, and its price presents a real purchase opportunity.

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Location & surrounding area:

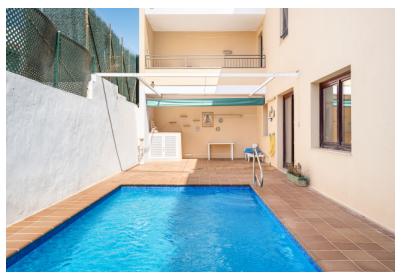
Es Castell is a small, pleasant municipality situated at the entrance to the harbour of Mahon. It is not only the most easterly district of the island, but also that of the whole of the state of Spain so that the sunrise here is the first to be seen in Spain every morning.

A number of streets meet in Calas Fonts, a pretty bay with a jetty where many handicraft stalls, restaurants and bars can be found, some even in converted caves.

Various viewing points provide views of 2 groups of islands in the harbour which are illuminated at night - the 'Isla del Rei' - the king's island, and el Llatzaret' - the hospital Island.

Approx. 3 kms distant is the quiet, idyllic bay of Cala Sant Esteve with the 18th century Fort Marlborough.

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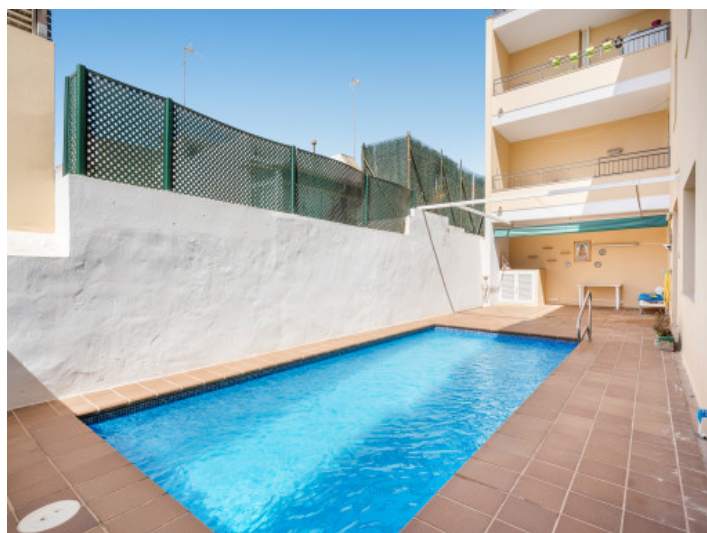
Balcony



Balcony



Balcony



Pool



Living area



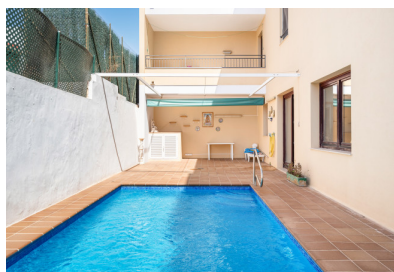
Living area

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.

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Living area



Kitchen



Bedroom



Bedroom



Bathroom



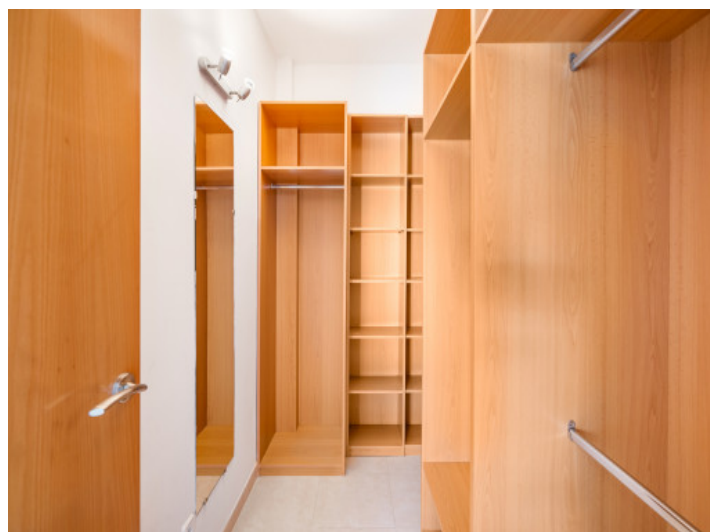
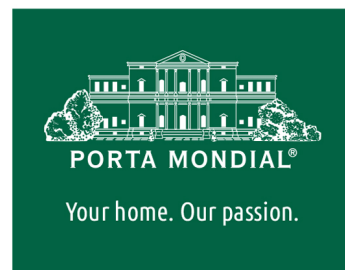
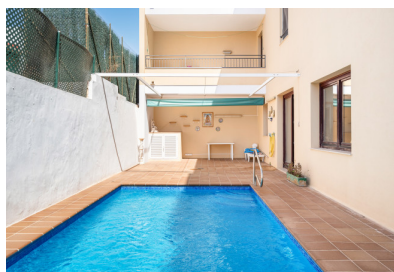
Bathroom

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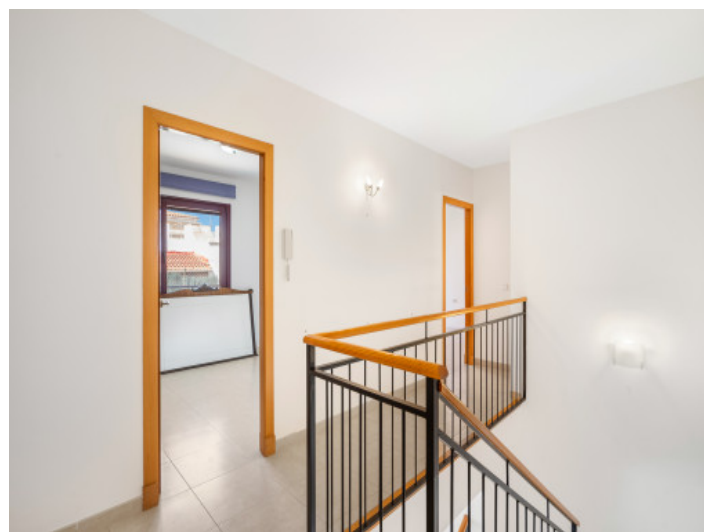
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Walk-in wardrobe



Floor



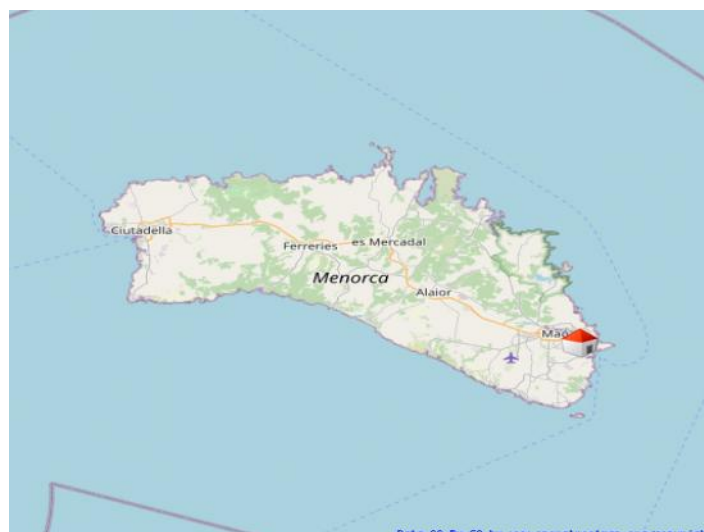
Garage



Entrance



Pool



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