

# Ciutadella

Reference 100204



PORTA MONDIAL®

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## Spectacular villa on the first sea line in Ciutadella

living space:	712 m <sup>2</sup>	swimming pool:	✓
plot area:	1.387 m <sup>2</sup>	energy certificate:	d
bedrooms:	5		
bathrooms:	6		
sea view:	✓	<b>price:</b>	<b>€ 3,000,000.-</b>



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### Details:

This spectacular villa is situated on the first sea line and is spread over a number of levels.

The semi-basement level houses a garage for 8 or 9 cars, a wine cellar, a corridor, a storage room, a utility room, a fitness room, a lift and the stairs which connect this level with the rest of the house.

On the ground floor is a veranda, an entrance area, a workroom, 4 double bedrooms with 4 bathrooms en suite, a WC, a hallway, a kitchen, the dining area, 2 covered terraces, the lift and the stairs.

The first floor includes a living area, 3 open terraces, the main bedroom, a bathroom, a dressing room, the lift and the stairs.

In the outside area is a lovely pool with sea views.

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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  
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Inviting pool area of the villa



Spacious living area with access to the garden



Alternative views of the living area



Separate lounge area



Dining area in the kitchen



Master bedroom with sea views

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 100204



Bathroom en suite of this bedroom



The master bedroom offers a own living area



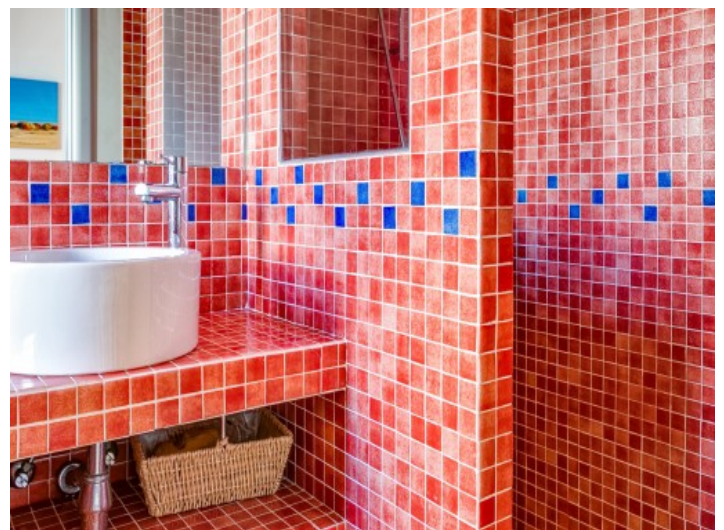
Second master bedroom



Bathroom of the second bedroom



Colourful guest bedroom with bathroom en suite



Guest bathroom with shower

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Ciudadella  
Reference 100204



Laundry of the villa



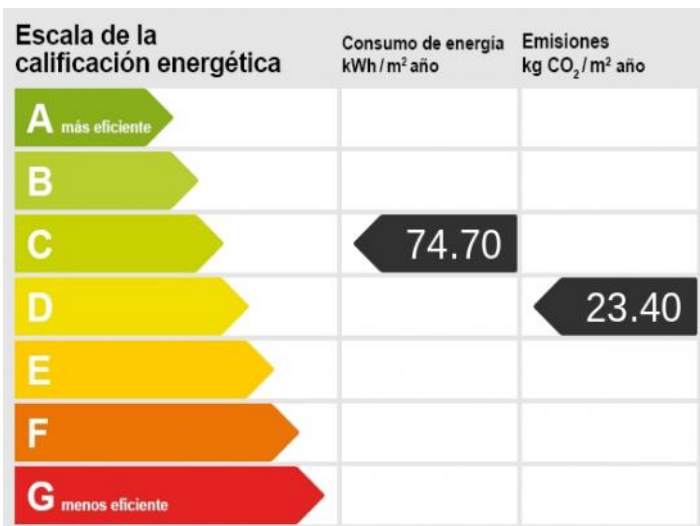
Large garage of the property



Fantastic outdoor kitchen



Views of the entrance area



Energy certificate

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