

## San Climente

Reference 100557



PORTA MONDIAL®

Your home. Our passion.

Exceptional villa with pool and lots of privacy, 10 minutes from the beaches of Cala Canutells, Binidali and Cala en Porter

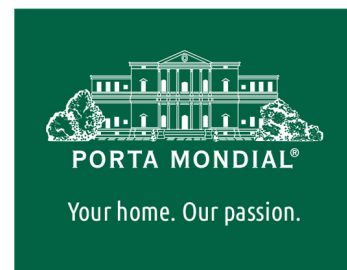
living space: 1.105 m<sup>2</sup>  
plot area: 4.269 m<sup>2</sup>  
bedrooms: 8  
bathrooms: 7  
sea view: -

swimming pool: ✓  
energy certificate: f

price: € 1,975,000.-



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### Details:

This exceptional villa with pool, which is well protected from outside prying eyes, is located in a very quiet cul-de-sac in the residential area of Binixica between Sant Climent and Cala en Porter. The advantage of this location is that you live in a peaceful and undisturbed environment, yet you are not completely secluded.

This property has 1,105 sqm of built area arranged with numerous living areas both indoors and outdoors. The plot is 4,269 sqm and the design of the house allows it to be secluded from the neighbourhood.

Although the house is large, it makes living very comfortable as it has been well planned and most importantly offers many different rooms where you can live with family or friends while retiring to relax or work.

This huge house has a very large and magnificent pool of 148 sqm, nicely sheltered from the wind and a real paradise for swimming or relaxing during most of the year.

The house can be entered via 3 different entrances. Its large, fully covered terrace, which runs along the pool on one side and offers a gigantic living room with large glass windows on the other, makes it a fantastic living area.

Several anterooms, several living rooms, a very large, perfectly equipped kitchen with a cooking island, a dining room, a great patio, 7 bedrooms with en suite bathrooms, a billiard room, a fitness/massage room, a kitchen and an outdoor bar - this is only a partial list of the current room layout.

The house is equipped with air conditioning, double glazing, energy saving electric radiators, ceiling fans, fireplace, cellar and several outdoor spaces for parking multiple vehicles.

If there is paradise, it could be here. It is up to everyone to create their own privacy and decoration to enjoy all the great benefits of this house!

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### Location & surrounding area:

Mahon is the capital of the Spanish Balearic island of Menorca.

The municipality of Mahon has approx. 28.500 residents and was founded by the Carthaginians, and there is a legend that the town was named by a brother of Hannibal.

Its architecture was strongly influenced by many years of English occupation, and the town gate Portal de Sant Roc, built around 1500, is the only remaining entrance in the medieval city walls.

In the narrow, winding alleys of Mahon interesting churches and museums can be found, next to all kinds of businesses.

From the main square Placa de Esplanada the pedestrian zone leads to the fish and vegetable market under the old cloisters of a former monastery. From here there are wonderful views over the harbour of Mahon.

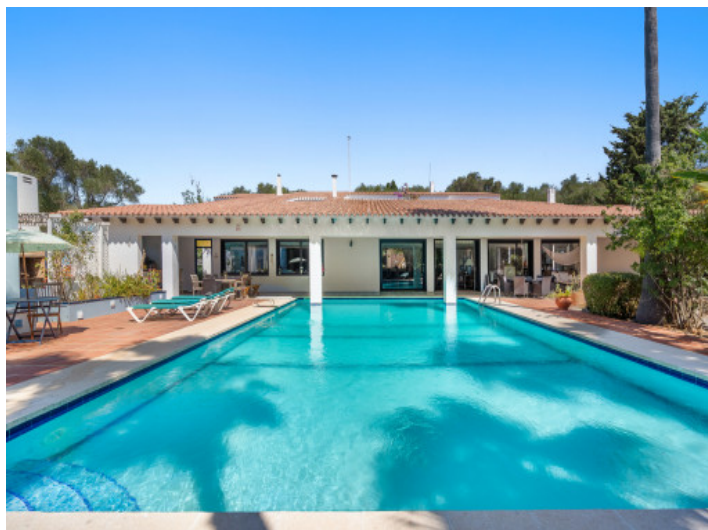
The fjord-like bay (Ria) has a length of 5.5 kms and a width of up to 1.2 kms and is the largest natural harbour on the Mediterranean. Throughout history it has served seagoing nations as a safe base for their fleets.

The harbour of Mahon is the fourth largest natural harbour in the world, and today has become a popular destination for yachts and cruise ships from all over the world.



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Villa



Pool and terrace



Living area



Pool area



Terrace



Terrace

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



Dining area



Living area 2



Dining area 2



Kitchen



Kitchen

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# San Clemente

## Reference 100557



Bedroom



Patio



Bedroom



Bedroom



Bedroom



Bathroom

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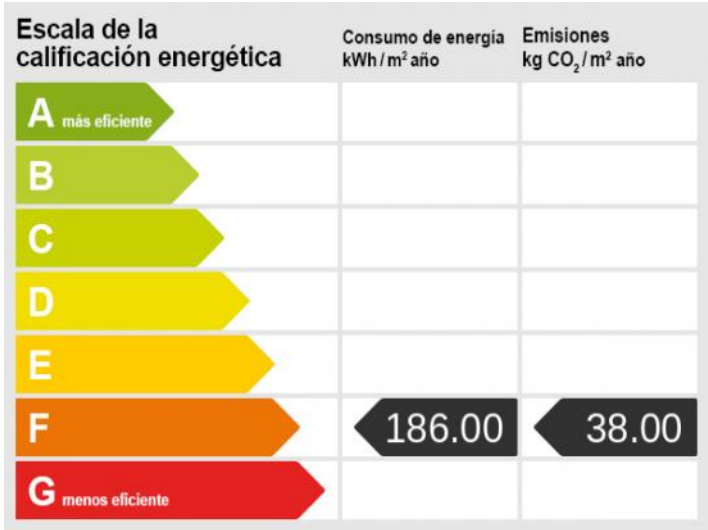
Living area at the entrance



Entrance to the house



Terrace



Energy certificate

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