

## Punta Prima

Reference 100614



PORTA MONDIAL®

Your home. Our passion.

Superb villa with sea view, swimming pool and garden, close to the beach and restaurants, in the south-east of Menorca

living space: 277 m<sup>2</sup>  
plot area: 947 m<sup>2</sup>  
bedrooms: 4  
bathrooms: 3  
sea view: ✓

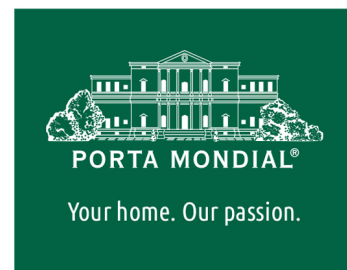
swimming pool: ✓  
energy certificate: g

price: € 3,000,000.-



## Punta Prima

### Reference 100614



### Details:

Magnificent seafront property located on the second line of the sea with garden and sea view.

It is located on Menorca's south-east coast, in the seaside resort of Punta Prima, one of the island's most beautiful tourist beaches, with its translucent turquoise waters, fine sand and views of the protected Isla del Aire.

This small seaside resort also boasts a large number of restaurants, so you'll have plenty of choice for a truly relaxing vacation.

Serenity and tranquility are the first impressions when you settle into this large house.

It is currently part of a large plot of 2 separate, detached houses belonging to the same owner (see our reference MEN-100568 for sale), and the other, smaller house is also for sale separately. The 2 plots are registered with the Land Registry separately, and every effort will be made to review the privacy of the houses in the event of separate sales.

The property is set on a 947 sqm plot with a beautifully landscaped garden featuring typical island plantings and is very well maintained. Built in 1996, it has been renovated and redecorated and boasts 344 sqm of built area.

This home is perfect for year-round living, or for vacations with family or friends, thanks to its proximity to the beach, shops and numerous restaurants.

The house offers all the comforts you'd expect from a high-end property, both in terms of equipment and furnishings.

The house boasts two living rooms, a dining room, an office, a fully equipped kitchen, 4 bedrooms and 3 bathrooms, 2 garages and several terraces and living areas.

A great opportunity and a haven of peace that we invite you to come and discover with us, in person or by video, with visits by appointment.

## Punta Prima

### Reference 100614



### 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 Poblat 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.

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.

PORTA MENORQUINA • AVENIDA FORT DE L'EAU, 175, LOCAL 6, E-07701 MAHÓN, MENORCA  
TEL. +34 971 001 001 • FAX +34 971 695 662 • [INFO@PORTAMENORQUINA.COM](mailto:INFO@PORTAMENORQUINA.COM)

# Punta Prima

## Reference 100614



PORTA MONDIAL®

Your home. Our passion.



Terrace



Pool



Pool



Terrace



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.

PORTA MENORQUINA • AVENIDA FORT DE L'EAU, 175, LOCAL 6, E-07701 MAHÓN, MENORCA  
TEL. +34 971 001 001 • FAX +34 971 695 662 • [INFO@PORTAMENORQUINA.COM](mailto:INFO@PORTAMENORQUINA.COM)

# Punta Prima

## Reference 100614



PORTA MONDIAL®

Your home. Our passion.



Living area



Living area



Dining area



Kitchen



Bedroom



Children's room

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.

PORTA MENORQUINA • AVENIDA FORT DE L'EAU, 175, LOCAL 6, E-07701 MAHÓN, MENORCA  
TEL. +34 971 001 001 • FAX +34 971 695 662 • [INFO@PORTAMENORQUINA.COM](mailto:INFO@PORTAMENORQUINA.COM)

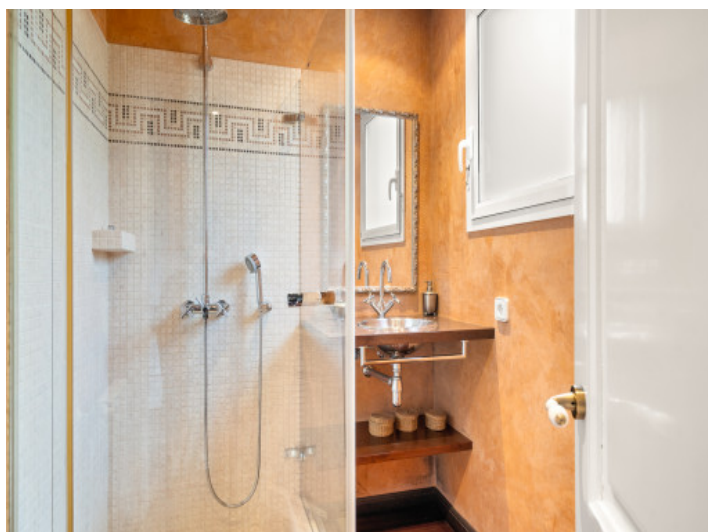
# Punta Prima

## Reference 100614



PORTA MONDIAL®

Your home. Our passion.



Bathroom



Floor



Pool



Pool



Pool

Escala de la calificación energética	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
A más eficiente		
B		
C		
D		
E		
F	274.00	
G menos eficiente		84.00

Energy certificate

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.

PORTA MENORQUINA • AVENIDA FORT DE L'EAU, 175, LOCAL 6, E-07701 MAHÓN, MENORCA  
TEL. +34 971 001 001 • FAX +34 971 695 662 • INFO@PORTAMENORQUINA.COM