



Seafront villa in Cap d'Altrutx, Ciutadella, Menorca

Ref.: 36900

In the exclusive area of Cap d'Altrutx, in the south of Ciutadella, lies this charming frontline villa, offering privileged and unique views over the Mediterranean. The property sits on a plot of approximately 500 m², which accommodates a carefully designed home of about 90 m². Inside, the house features three bright double bedrooms, two full bathrooms, and a welcoming living-dining room seamlessly integrated with a functional kitchen and utility area. Equipped with air conditioning and heating, the villa ensures comfort throughout the year. Outside, a spacious terrace invites you to enjoy unforgettable evenings by the sea, while the surrounding garden provides freshness and privacy. The private swimming pool, ideal for relaxing under the sun, makes this property a true haven of serenity and well-being. An ideal place both for permanent residence and for enjoying unique holidays in an incomparable setting.



Price: **990.000 €**

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The information provided has been supplied by third parties for informational purposes only and is deemed to be correct. However, it may be subject to errors, price changes, and withdrawal from the market without prior notice.

*The stated prices do not include applicable VAT or Property Transfer Tax (ITP), nor notary and land registry fees.

**In the case of new developments, the applicable taxes will be 10% VAT + 1.5% Stamp Duty (AID), in addition to notary and land



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🇪🇸 Disponemos de más fotografías de la propiedad. Contáctenos para más información.

🇬🇧 We have more photographs of this property. Please contact us for more information.

🇫🇷 Nous avons plus de photos de cette propriété. Contactez nous pour plus d'informations.

NUESTRAS OFICINAS:	MAHÓN Carrer Nou, 14-16 (+34) 971 35 04 05	CIUTADELLA Avdá. Conqueridor, 72 (+34) 971 48 22 00	MERCADAL Avdá. Via Ronda, 6 (+34) 971 154 168	SANT LLUÍS Avdá. De Sa Pau, 65 (+34) 971 150 083	CALA MILLOR Avdá. Son Bon Temps, 4 (+34) 971 587 597
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