



Detached duplex villa with large plot and privacy in Sa Caleta, Ciutadella, Menorca

Ref.: 37035

Located in the prestigious area of Sa Caleta, this detached duplex villa stands out for its generous proportions, privacy and an extensive plot, a rare feature in such a sought-after location. The property offers 326 m² built and 290 m² usable space, set on an impressive 2,245 m² plot, providing a privileged natural setting and a remarkable sense of openness. Inside, there is a spacious open-plan living and dining area filled with natural light thanks to large windows, creating a seamless connection with the outdoors and a warm, inviting atmosphere. The independent kitchen is practical and well laid out, offering comfort for everyday living. The villa features five well-proportioned bedrooms, two full bathrooms and a private garage with capacity for several vehicles and additional storage space. Outside, generous terraces surround the property, allowing you to enjoy the Mediterranean climate throughout the day from different orientations. The expansive



Price: **985.000 €**

*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 (AJD), in addition to notary and land registry fees.

	Cons.	Emiss.
A		
B		
C		
D		
E		
F		
G		











bonnin sanso
AGENCIA INMOBILIARIA DESDE 1988
ESTATE AGENTS | AGENCE IMMOBILIERE
AGENZIA IMMOBILIARE | IMMOBILIENAGENTUR

🇪🇸 **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 Aving. Conqueridor, 72 (+34) 971 48 22 00	MERCADAL Aving. Via Ronda, 6 (+34) 971 134 188	SANT LLUÍS Aving. De Sa Pau, 65 (+34) 971 150 083	CALA MILLOR Aving. Son Bon Temps, 4 (+34) 971 587 597
---------------------------	---	---	---	--	--