

# Magnificent Eco Villa For Sale

## Spain, The Balearic Islands, Menorca - Mao

7,500,000 €

### QUICK SPEC

Year of Construction	
Bedrooms	7
Half Bathrooms	
Full Bathrooms	8
Interior Surface approx	1,012 m2 - 10,898 Sq.Ft
Exterior Surface approx	3,301 m2 - 35,531 Sq.Ft
Parking	2 Cars
Property Type	Estate

### TECHNICAL SPECIFICATIONS

This villa is one of the best homes in the port of Maó. The house, located in Cala Llonga, the most prestigious residential area of the city, has sea access and a private jetty. With an immense garden distributed across several levels combining lawn, paving and walls of local natural stone, the house has many areas to relax under the shade of palm trees. The property has a total of 7 bedrooms and 8 bathrooms, with a built area of 1,012 m<sup>2</sup> set on a plot of 3,031 m<sup>2</sup>. Entering the property on the first level we find a hall leading to a very large living room. The floor is completed by 2 bedrooms with en-suite bathrooms. On the second level there is a kitchen open to the dining room, a laundry room and another 2 bedrooms with en-suite bathrooms. On the third level there are 3 bedrooms with en-suite bathrooms and dressing rooms. The villa also includes a wide range of facilities: a paddle court, gym, an infinity pool, jacuzzi and a sauna. The design is sophisticated and elegant, with a distinctly Mediterranean character. Built across several levels, always respecting the characteristics of the land and using traditional and natural materials from the area. The property does not require the use of air conditioning thanks to the planted rooftop and sun protection. Undoubtedly, one of the stand-out features of this house is its absolute privacy, being right by the port and bordering a natural park.

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms - 7

- Master Bedrooms -
- Suite -

#### BATHROOMS

- Total Bathrooms - 8

- Full Bathrooms -
- Half Bathrooms -

## OTHER ROOMS

- Entrance Hall
- Living Room
- Kitchen Open To The Dining Room
- Laundry
- 2 Bedrooms With En-Suite Bathrooms

- 3 Bedrooms With En-Suite Bathrooms And Dressing Room
- Annexe With Gym, Sauna, Jacuzzi And Shower Area
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## HEATING AND COOLING

- Cooling Features: Central A/C

- Heating Features: Central Heating

## INTERIOR FEATURES

- The Design Is Sophisticated And Elegant, With A Distinctly Mediterranean Character. Built Across Several Levels, Always Respecting The

Characteristics Of The Land And Using Traditional And Natural Materials From The Area

- Double-Glazed Windows
- Beautiful Wood Features

## EXTERIOR AND LOT FEATURES

- Cala Llonga Is The Most Prestigious Residential Area In Maó, Located On The North Shore Of The Port, On The Opposite Coast Of Es Castell, Which

Enjoys Magnificent Views Of This Wonderful Natural Harbor That Is Considered One Of The Largest In The World.

- Paddle Tennis Court

## POOL AND SPA

- Outdoor Pool

- Sauna
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## LAND INFO

- Lot Size: 3,301 m2 - 35,531 Sq.Ft

## GARAGE AND PARKING

- Garage Spaces: 3 Cars
- Parking Spaces: 1

## BUILDING AND CONSTRUCTION

- Living: 1,012 m2 - 10,898 Sq.Ft
- Year Built:
- Location :
- Topography : Hill top

- Levels or Stories: 2
- Structure Type: Estate
- House Style:
- Furnishing : Furnished
- Materials - Wood / Stone

## SCHOOL INFORMATION

All children resident in Spain must attend school between the ages of 6 and 16, which includes primary education (educación primaria) and compulsory secondary education (educación secundaria obligatoria or ESO)

- Menorca Spanish School
- Ceip Margalida Florit
- Centre Concertat Sant Francesc de Sales
- Escola Tramuntana
- Colegio Público Mare de Deu del Toro

## AMENITIES AND COMMUNITY FEATURES

- There are no restrictions on buying property in Spain, whether it's commercial, residential or land. In fact, Spain encourages investment by foreigners, both resident and non-resident. You will require a financial number which can acquire by visiting a police station with your passport

## OTHERS

- Guest House
- Sea Views
- Waterfront
- Garden
- Swimming Pool
- Terrace
- Jacuzzi
- Gym
- Private Garage
- Natural Light
- Padel Court
- Built-In Wardrobes
- Double Glazing
- Equipped Kitchen
- Utility Room
- City Views

## ABOUT THE AREA

Spain, a country on Europe's Iberian Peninsula, includes 17 autonomous regions with diverse geography and cultures. Capital city Madrid is home to the Royal Palace and Prado museum, housing works by European masters. Segovia has a medieval castle (the Alcázar) and an intact Roman aqueduct. Catalonia's capital, Barcelona, is defined by Antoni Gaudí's whimsical modernist landmarks like the Sagrada Família church.

The Balearic Islands are an archipelago off eastern Spain, in the Mediterranean. Mallorca (Majorca), the largest island, is known for its beaches, scenic coastline and the Serra de Tramuntana mountains to the north. Palma, the capital city, is known for its Gothic cathedral with an altar canopy by modern architect Antoni Gaudí, and Almudaina, a Moorish royal palace.

Menorca (Minorca) is one of Spain's Balearic islands in the Mediterranean Sea. Traditionally more low-key than its neighbors, Mallorca (Majorca) and Ibiza, it's known for its endless beaches, from miles-long sandy crescents to rocky, turquoise-watered bays called "calas." Pine trees fringe the coast. The capital, Mahon, is on a bluff overlooking a large harbor, with Georgian mansions and a church with 13th-century roots.

Mahón, or Maó, is the capital of the Spanish island of Menorca. It's known for its British-style Georgian houses and sheltered harbor. Santa María Church, with an ornate 19th-century organ, sits on central Plaça de la Constitució. Next to the church, the city hall has a Renaissance facade and a clock donated by the island's first British governor. The Menorca Museum displays art and exhibits on the island's history.