

**Binibeca**

référence du bien 100599



PORTA MONDIAL®

Your home. Our passion.

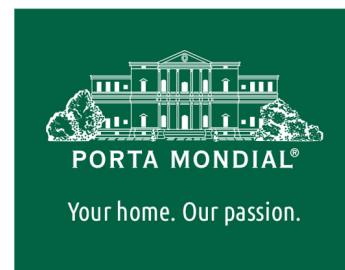
Newly built villa with sea views, pool and roof terrace in a quiet residential area in Binibeca Torret de Baix S'Atalaya

séjour:	224 m <sup>2</sup>	energy certificate:	c
terrain :	1.398 m <sup>2</sup>		
chambres:	3		
salles de bain:	2		
vue sur la mer:	✓	<b>prix:</b>	<b>€ 1.490.000,-</b>



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### **description:**

This newly-built sea-view villa with infinity pool and roof terrace is situated in an elevated location in the quiet residential area of Torret de Baix-S'Atalaya, close to Binibeca and Punta Prima. The possibility exists to extend the buildings.

With 153 sqm of living space together with 71 sqm of terraces, the house is built on one level and is accessible for people with reduced mobility.

Built in 2022, the current owners have continued to make ongoing improvements as the possibility of increasing the constructed area on the 1,398 sqm plot still exists.

The garden will be landscaped to suit the individual tastes of the new owners, with the emphasis on sea views and maximum privacy from neighbours.

The fully fenced plot has a gate and a car parking space.

The house is accessed via a sloping concrete driveway still requiring development. A wide wooden door accesses the compact reception area close to which is the laundry room and a separate guest WC.

The spacious, openly-designed kitchen forms the focal point of the large living/dining area, where large windows in the lounge present lovely views over the pool.

The house is flooded with natural light due to its ample French and bay windows and all rooms, including one of the bathrooms, have direct access to the external area..

The sleeping areas are distributed on both sides of the living room, with the master bedroom on one side with dressing room, en-suite bathroom, and direct access to the terrace and pool, and 2 double bedrooms sharing a bathroom on the other side, each with direct access to the terrace and pool.

In front of the kitchen is an outdoor dining area, where a staircase leads up to the roof terrace, perfect for creating a chill-out lounge area from where 180° sea views and views of the fantastic sunsets can be enjoyed.

Please do not hesitate to contact us for further information, or to arrange a personal viewing of this exclusive object.

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### **localisation & environnement:**

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.

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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	44.20	
C		13.90
D		
E		
F		
G menos eficiente		

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