

## Cala Llonga

référence du bien 100592

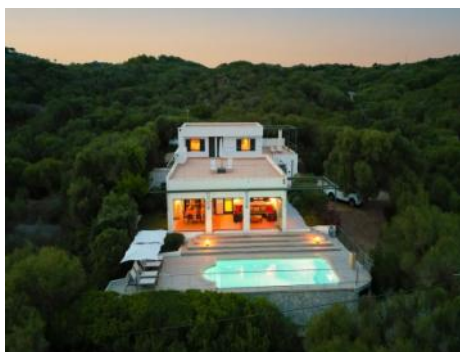


PORTA MONDIAL®

Your home. Our passion.

Very high-quality, recently renovated luxurious villa with pool in an excellent seaside location in Menorca

séjour:	237 m <sup>2</sup>	piscine:	✓
terrain :	721 m <sup>2</sup>	energy certificate:	d
chambres:	4		
salles de bain:	4		
vue sur la mer:	✓	<b>prix:</b>	<b>€ 1.900.000,-</b>



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### **description:**

This sublime house is located in Cala Part , near Cala Llonga, on the shore of the harbor opposite the town of Mah n. It represents high class in its simplest beauty.

The location, the furnishings, the views, the many terraces, the high-quality equipment of the house, the orientation and the pool make this house a place of tranquillity, regardless of the season and the time of day or night. This sparsely built residential area is a privileged place by the harbor and especially in the evening and at night with incredible views.

Without much development around it, the plot is well planted and still offers a 360  view. The sea and the small cala are only 1 min walk away, as well as 5 min by car from the town of Mah n and 5 min from the beautiful beach of Sa Mesquida.

A large, closed garage offers space for a car and other equipment and is easily accessible.

The property is distributed over two levels. The main floor consists of a large living area with sea views from all sides, the relaxation rooms, one with a fireplace and side table, the dining area, a large, high-quality equipped kitchen with utility room, a terrace and a south-facing pool as well as a double bedroom with en-suite bathroom and terrace and a smaller bedroom with bathroom. On the upper floor there are 2 bedrooms with private access from the outside and en suite bathrooms as well as a large rooftop-style sun terrace that proudly overlooks the bay of Mah n harbor. Alarm system and cameras, oil central heating, ceiling fans, exterior blinds, aluminum carpentry, this house is a guaranteed investment to live there all year round or for occasional stays. On request, you will receive information on the possibility of accommodating an electric car and boats, one of them with mooring.

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### localisation & environnement:

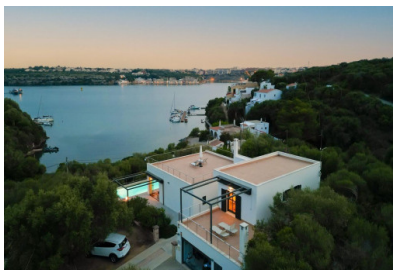
Cala Longa is a small bay which is situated on the north side of the harbour of Mahon, its south-westerly orientation guarantees sunshine the whole day.

From here there are wonderful views over Mahon harbour, the largest natural harbour in Europe. This small but prestigious community is made up of many different nationalities and is one of the most exclusive residential areas in Menorca. Most of the residents are boat-owners.

Cala Longa is located only approx. 10 minutes by car from the centre of Mahon, and is very close to the beaches of Es Grau and Cala Mesquida.

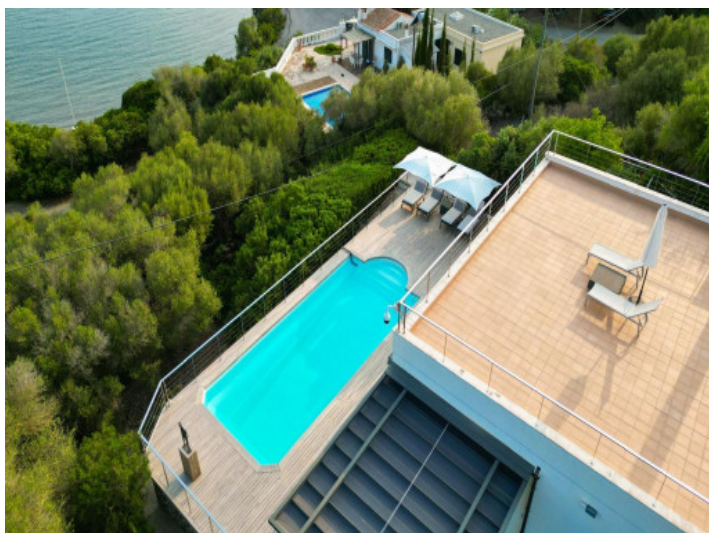
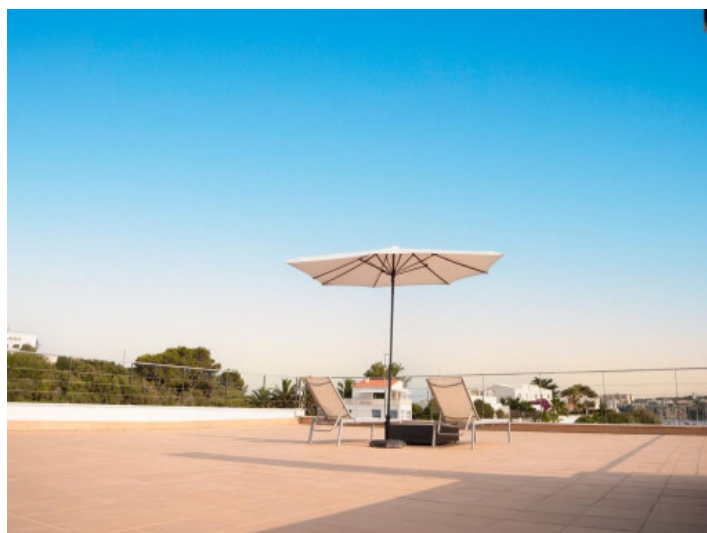
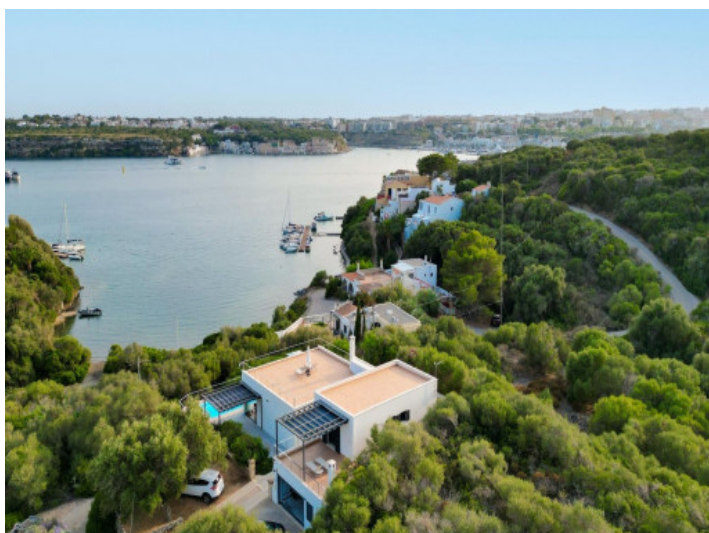
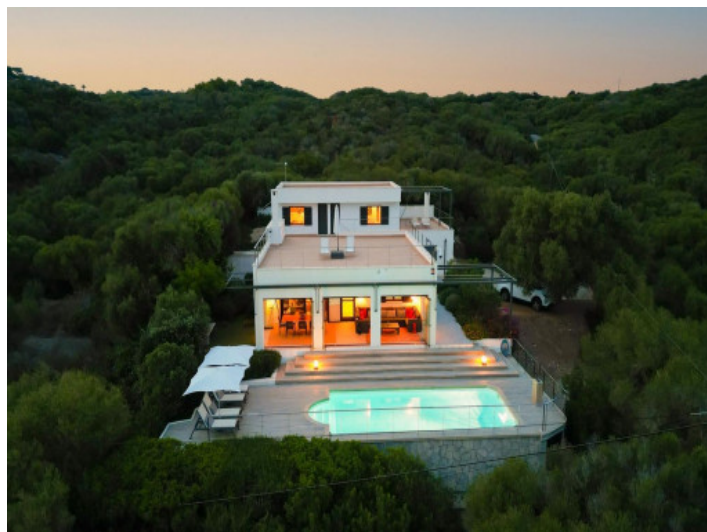
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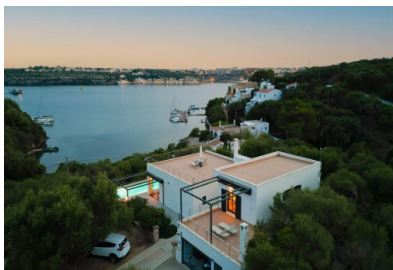


All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA MENORQUINA • AVENIDA FORT DE L'EAU, 175, LOCAL 6, E-07701 MAHÓN, MENORCA  
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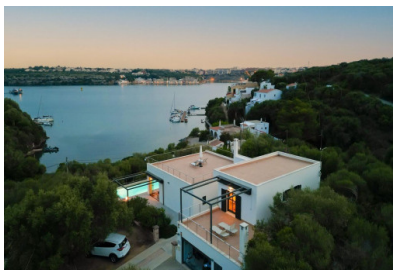


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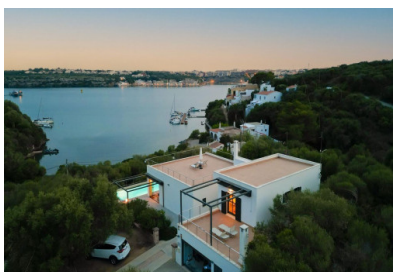


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Escala de la calificación energética	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> /m <sup>2</sup> año
A más eficiente		
B		
C		
D	33.90	33.90
E		
F		
G menos eficiente		

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