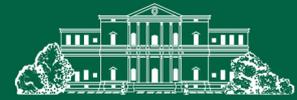


Coves Noves

Reference 100591A



PORTA MONDIAL®

Your home. Our passion.

Beautiful semi-detached house on 2 floors with garden and sea views in a residential complex with pool in Coves Noves

living space:	123 m ²	energy certificate:	e
plot area:	160 m ²		
bedrooms:	3		
bathrooms:	2		
sea view:	✓	price:	€ 340,000.-



Coves Noves Reference 100591A



Details:

Very nice duplex apartment with sea views, renovated in 2022 / 2023 in Coves Noves on Menorca.

It is located on the heights of Coves Noves, with many hiking possibilities from the residence and is not far from the sea and the towns of Addaya, Na Macaret, the seaside resort of Arenal den Castell.

It is part of a quiet and well-kept residential complex with beautiful and spacious green areas and a large swimming pool. There is no tourist license in this residential complex, so tranquillity is guaranteed.

The duplex apartment is distributed over 2 floors plus basement and has 3 entrances, 2 from the street and one from the garden.

The main entrance is at street level with a small private outdoor area, which is beautifully planted with succulents. You enter the apartment directly into the large, extremely bright living room with an open kitchen and a small anteroom.

A window front gives access to the balcony with awning, a lovely additional living space for several months of the year, from which you can enjoy an unobstructed view over the green areas all the way to the sea. The balcony is large enough to accommodate a table for 6 people and 2 small armchairs for relaxing.

A staircase leads down to the lower floor, where there are 3 double bedrooms and 2 bathrooms with WC, one of which is en suite. A continuous hallway distributes the two additional exterior accesses, the one on the street side where there is an ideal place for laundry, the other access leads to the private garden and the basement, with access to the garden and the pool of the residence.

The duplex has reversible air conditioning in the living room and in all 3 bedrooms, all purchased in 2022. The windows and shutters are wooden, except for the shutter of the lower door on the street side, which is aluminum. The kitchen window and the main entrance door are PVC, new from April 2024.

Finally, the duplex has an outdoor parking space.

The house can also be rented out on a monthly or annual basis.

A very good opportunity not to be missed. Ask us for a viewing or by video if you are not on site, we are at your disposal.

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.

Coves Noves

Reference 100591A



Location & surrounding area:

Coves Noves is a new urbanisation with a modern infrastructure situated on the north coast of the island, next to the beach of Arenal d'en Castell and between the marina of Addaia and the Son Parc golf club. Its elevated location offers fantastic views over the sea, a real experience during the well-known Tramuntana winds.

Under construction are new residential complexes consisting mainly of detached houses.

In summer the lovely beach of Arenal and the Son Parc golf course are close by, and in 15 minutes by car Alaior or Es Mercadal can be reached with their shops and restaurants.

Coves Noves
Reference 100591A



Sea view apartment



Community pool



Beautiful views



Living and dining area



Living area



Living area

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Coves Noves
Reference 100591A



Breakfast bar



Kitchen



One of 3 bedrooms



Bedroom



Bedroom



Modern bathroom

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Coves Noves

Reference 100591A



Bathroom



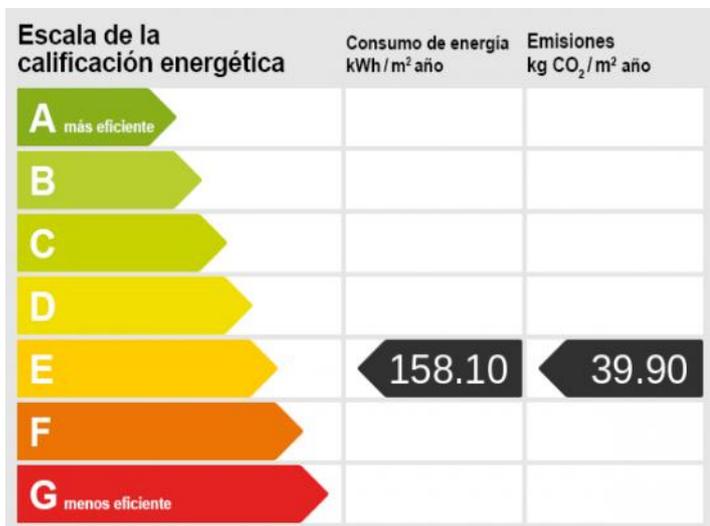
Views



Facade



Patio



Energy certificate



Views

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Coves Noves
Reference 100591A



Community pool



Living and dining area



Living and dining area



Living and dining area



Living and dining area



Living and dining area

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Coves Noves
Reference 100591A



Kitchen



Bedroom



Bedroom



Bedroom

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