

## Es Migjorn

Reference 100601



### Majestic contemporary house in the centre of Es Migjorn near Santo Tomas beach

living space: 648 m<sup>2</sup>  
plot area: 665 m<sup>2</sup>  
bedrooms: 5  
bathrooms: 5  
sea view: -

energy certificate: in process

**price: € 935,000.-**



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### Details:

Situated in the centre of the village of Es Migjorn, this large, modern house was recently built and includes all comforts. It is situated only a few minutes by car from the turquoise-blue waters of the Santo Tomas resort.

It presents the perfect opportunity for use as a permanent family home, as a holiday domicile, or as an investment opportunity.

The property offers large covered and open terraces, a garden to the rear - the ideal place to build a pool, large glazed areas allowing the entrance of ample natural light, diverse private rooms, a large summer dining room ideal for receptions, a wine cellar, the fully-equipped gym with shower-bathroom with sauna, and a very large, bright garage opening onto the garden.

There are 3 living levels, the main, ground floor with the entrance hall, the spacious living/dining room, an openly-designed fitted kitchen, a study, 2 bedrooms with en suite bathrooms, and the largest terrace, all at street level.

All materials used in the construction are of the highest quality and design, whether for floors, staircases, railings, wall coverings and sliding doors, walk-in wardrobes, windows or curtains. This house has truly been designed for pleasant, long-term living.

The kitchen with utility room, ideally located next to the living/dining area, also has direct access to a very large terrace with garden views, and to the garden.

Between the study and one of the bedrooms is also a small, light-filled interior patio which could be decorated with plants and flowers to add a splash of colour.

On the upper floor is a large bedroom with 2 terraces, a family bathroom with Jacuzzi and sauna, and 2 further double bedrooms.

This architect-designed house now awaits only its future owners to make it into an incredible place to live!

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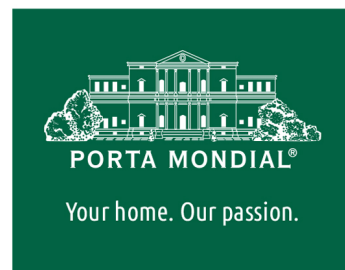
### Location & surrounding area:

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  
TEL. +34 971 001 001 • FAX +34 971 695 662 • [INFO@PORTAMENORQUINA.COM](mailto:INFO@PORTAMENORQUINA.COM)



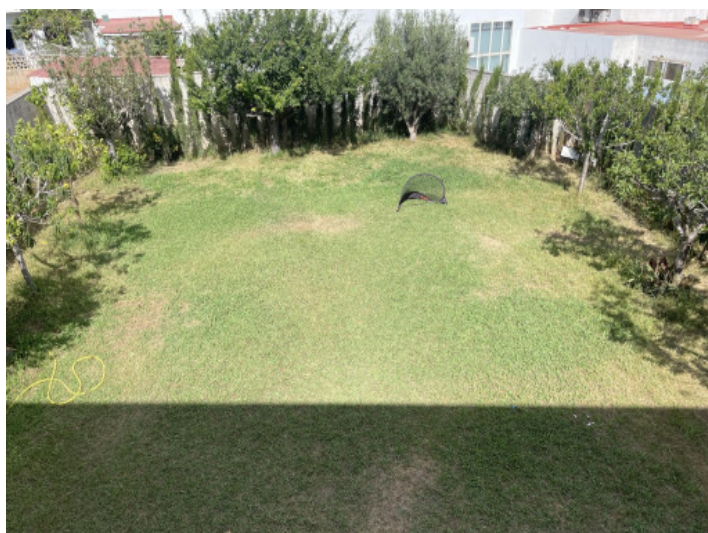
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Balcony



Balcony



Garden



Garden



Living area



Dining area

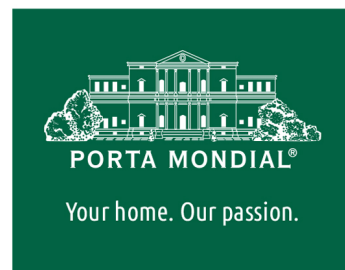
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Kitchen



Bedroom



Bedroom



Bathroom



Bathroom



Dining area

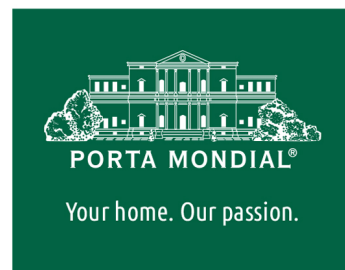
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Sauna



Gym



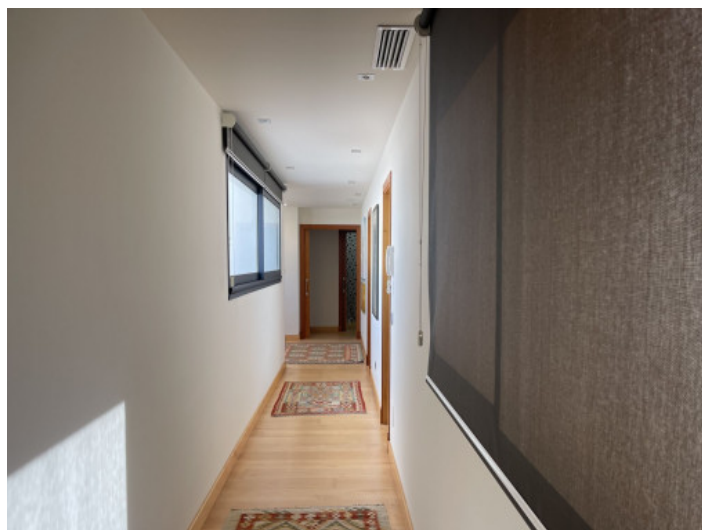
Wine cellar



Floor



Gallery



Floor

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