



Exclusive Villa with Panoramic Sea Views in Coves Noves: Privacy & Modern Design
Mercadal - Menorca - Balearic Islands

Menorca

Sotheby's
INTERNATIONAL REALTY



Ref. 22170

5



305 m²



1022 m²



€ 1.450.000

The property is situated at the highest point of the plot and is designed to maximize unobstructed views and ensure privacy. The main entrance is on the first floor, where the day areas and the master bedroom are located to offer greater exclusivity. The other bedrooms, all with en-suite bathrooms, as well as an additional living room, are located on the ground floor. The house's design stands out for its floor-to-ceiling glass front façade, providing a continuous connection with the landscape. The use of prefabricated hollow-core slabs for the roof allows for an 11-metre column-free terrace, while a frameless skylight illuminates the rear area. The 43 m² covered terrace, accessible from the kitchen and living room, is ideal for gatherings.



Property Features

Around: Urbanisation
Construction year: 2018
Sea views
Privacy
Barbecue area
Garden
Terrace
Covered terrace
Porch
Electricity
Water
Security System
Intercom System
Library
Open Porch
Privacy Fence
Terrace/Outdoor Space
Thermal Windows/Door
Water View
Yoga Space
Furnished: Complete









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