

**4 спальная комната вилла продается в Ses Salines (Mercadal-Menorca),  
Menorca**  
**2.800.000€**



For sale a stunning new finca project in Ses Salines Mallorca. Nestled between Ses Salines and Santanyi, on a charming rural plot of over 14,000 m<sup>2</sup>. A beautifully designed finca with around 320 m<sup>2</sup> of living space will be built in a serene setting, offering breath taking panoramic views across the countryside and vineyards of the Migjorn de Mallorca in the southeast of the island. The welcoming entrance hall leads to the principal rooms on the ground floor. To the righthand side, is a double bedroom complete with a dressing room and an en suite bathroom. On the lefthand side, a hallway leads to another bedroom, a bathroom, and a lounge area or home office with views of two patios, one overlooking the garden and pool and a second towards the entrance of the house which also has a utility area. Passing the small lounge the hall connects to a spacious master suite featuring its own dressing room and en suite bathroom. The generous living and dining area is directly connected to the entrance hall and boasts a fireplace and an open-plan kitchen fitted with high equality appliances and floor-to-ceiling panoramic windows run the length of the living space, granting access to a partially covered terrace perfect for outdoor dining, whether during the day or in the evening. With views of the 35 m<sup>2</sup> saltwater swimming pool which is surrounded by sunbathing areas and a charming outdoor dining and BBQ space set in a beautifully landscaped Mediterranean garden, with the possibility of adding a vineyard tailored to the buyer's preferences. The basement will include another bedroom with an en suite bathroom and its own private patio, along with a indoor pool gym and ample storage space. In winter, the finca will be heated by a heat pump with central underfloor heating, while in summer, it will stay refreshingly cool thanks to an aerothermal air conditioning system. The property is connected to public electricity and water supplies but can also operate completely independently, generating electricity through a modern photovoltaic system (between 15-25 kWh as needed). This exceptional property provides an opportunity to embrace the Mediterranean countryside lifestyle while remaining connected to the nearby town and the island's stunning coastal attractions.

14.799m<sup>2</sup> Constructed Area






















230m<sup>2</sup> Pool Size

35m<sup>2</sup> Terraces

100m<sup>2</sup> Pergola

20m<sup>2</sup> SURFACES ROOMS: GROUND FLOOR

160m<sup>2</sup> Living, dining, kitchen

- |                                                                                                                        |                                                                                                          |                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
|  4 спальни                           |  4 ванные комнаты     |  360m <sup>2</sup> Размер сборки |
|  14.799m <sup>2</sup> Размер участка |  Air conditioning     |  Air Source Heat Pump            |
|  Automatic Irrigation System         |  Barbecue             |  Bathroom                        |
|  Bedroom                             |  Car Port             |  Close to all Amenities          |
|  Close to Marina or Port             |  close to restaurants |  Close to Shops                  |
|  countryside views                   |  Covered terrace      |  Dressing room                   |
|  Drinking Water Cistern              |  driveway             |  Electrical Connection           |



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