



## THE SINGULAR SPACE

EXTRAORDINARY PROPERTIES



### Extraordinary 18th century building at the heart of Ciutadella de Menorca. Islas Balears Ref. SI31

Stylishly refurbished with potential for conversion to a luxury villa with a pool right in the centre of town.

**Precio €1.625.000**

**5 habitaciones**

**8 baños**

**345 m<sup>2</sup> de superficie**

**162 m<sup>2</sup> de terreno**

The recent refurbishment brought a minimalist aesthetic to create clean, bright, serene spaces, whilst carefully preserving stylish original features like wooden beams, arched windows, natural stone staircase and balcony balustrades.

This truly unique building was once home to a famous Menorcan artist: it is easy to imagine him drawing inspiration from its charming roof terrace, among the highest in the centre, affording stunning sea views and a great vantage point over neighbouring Majorca and the city's main landmarks.

The interior design is exquisite. Carefully curated pieces from top European designers and brands grace each space with its own meticulously crafted identity. Sustainable down to the architecture itself, the property was designed with largely locally-sourced materials, including ceramics and both terrazzo and stone tiles.

Overall, the property benefits from five double bedrooms, all of which have en-suite bathrooms and each has its own distinct look and feel: ranging from open-plan with cast-iron baths, to outdoor showers.

The first floor features three bedrooms: two with a balcony and one with its own private patio. The other two bedrooms are located on the second floor.

It currently operates as a boutique hotel, with its own contemporary art gallery and café-bar on the ground floor.

The property offers various compelling options: the buyer could continue to operate the current thriving business or license it as a luxury villa for tourist use, with a huge open-plan kitchen opening onto a beautiful, spacious walled garden, with plenty of room for its own private pool.

An enormous basement boasting a pretty stone archway that is typical of Ciutadella's historical buildings offers further potential still, and could be easily equipped as a private spa with sauna and jacuzzi, a gym or even a wine cellar.

A life-changing opportunity in one of Spain's most picturesque locations

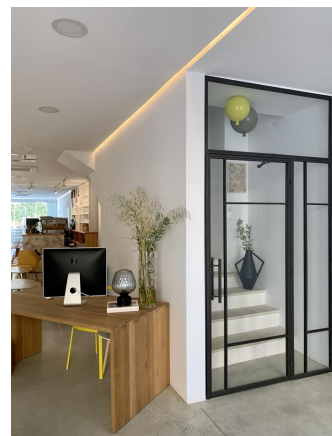
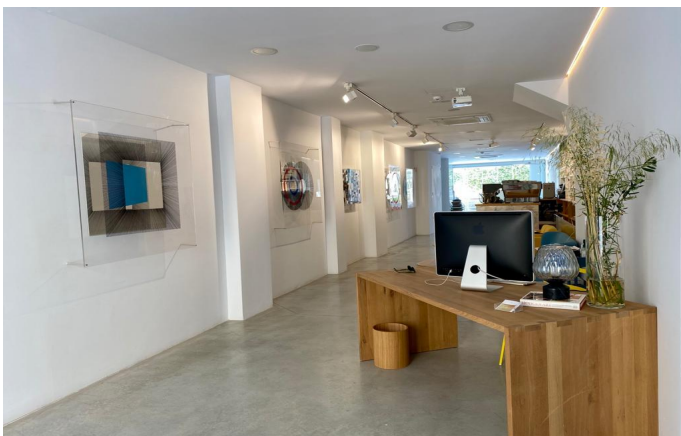


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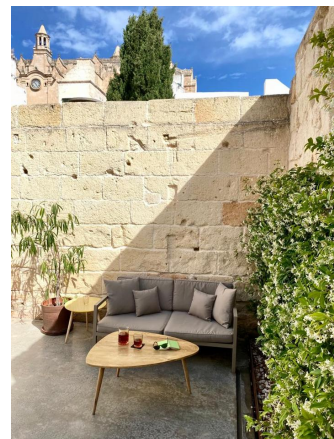
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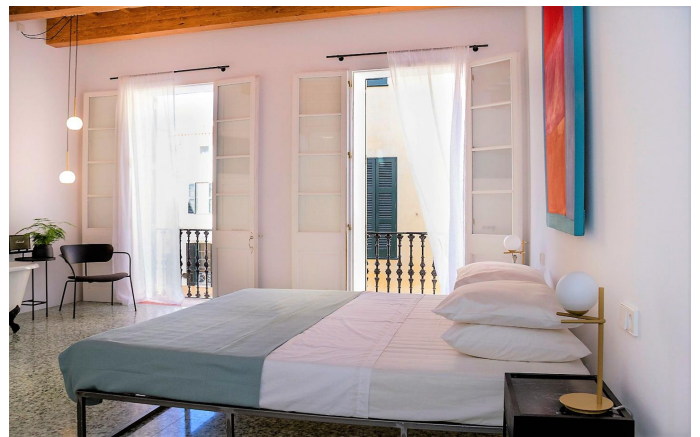


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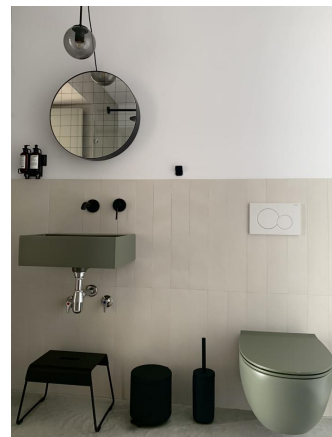
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