

## villa for sale Alaior, Alaior



ReMax Grup Direct Collection presents:~~In one of Menorca's best-known residential areas, Torre Solí, very close to the island's largest beach, Son Bou, less than 15 minutes from the airport and very close to all the amenities the residential area has to offer: supermarkets, shops, restaurants, bars, nightlife... we present this wonderful villa with a small but important detail: IT HAS A PERMANENT INDIVIDUAL TOURIST LICENCE. You don't have to worry about renewing it, and you can get a good financial return on your investment if you wish.~~We could highlight countless details of the villa, but we must emphasise its WONDERFUL VIEWS of the sea, Son Bou beach and the forest behind it. This becomes clear when you go up to its magnificent solarium located at the highest point of the property, where the views are simply incredible. It is the ideal place for those who like to enjoy the starry sky that Menorca offers every day with a good telescope. An unforgettable experience.~~Layout of the villa:~Entering from the street, we are immediately struck by the exposed stone wall with the garage door, which has space for two cars. This room also has a small toilet and a rest area because, as we have said, it has a tourist licence, making the property ideal for guests who are leaving the island late and want to enjoy a day at the beach before returning to shower and start their journey back home. On one side of the garage there is currently a spiral staircase, and there are plans to install a lift for people with reduced mobility. On the right-hand side of the garage, on the outside, are the stairs leading up to the villa.~~Two things stand out when you go up: the swimming pool, which is over 50m2 and, although not infinity, offers priceless views of the sea, and the spacious terraces that surround it. On the right-hand side, there are fruit trees lining the side of the villa.~Although the villa has a main entrance with solid wood doors, the glass door in the living-dining room is the ideal place to enter and exit, especially as it opens onto the pool. ~On this floor, we find two of the villa's five bedrooms. Another small detail is that they all have en-suite bathrooms, providing greater comfort and privacy. The ground floor has a kitchen with all built-in appliances and a small dining room for everyday use.~Going up the stairs, we find a hallway that allows for an office in case you need to work despite all the comforts the house offers, and the rest of the bedrooms.~Leaving the house, we find the stairs that lead up to the solarium we mentioned at the beginning of the description.~~High-quality finishes. Prime location. Close to both the island's airport (about 15 minutes by car) and the services nearby. PERMANENT INDIVIDUAL TOURIST LICENCE, no renewal required, making it a great investment.~~This is definitely a property for clients willing to invest in Menorca, whether they are looking for a second summer residence or a place to live all year round, as it is feasible, or an investment with a very good return.~~At ReMax Grup Direct Collection we will be delighted to show it to you because you will fall in love with it as soon as you see it.~~The sale

price of the property includes the estate agent's fees, which will be paid in full by the seller. This price does not include the applicable transfer tax (ITP), which stands at 10.13%, nor the notary and registration fees, which are estimated at approximately 2% and must be paid upon signing the relevant deed of sale.~~We look forward to showing you.~Registro ROAIIB – GOIBE739576/2024~

## property details

Spanishestate **6265806**  
id:  
reference:: **200JM151**  
close to/ located: **Alaior**  
region: **Alaior**  
property type: **villa**  
rooms: **5**  
property surface: **304 m2**  
surface plot: **625 m2**  
price: **€ 1.600.000**

## contact

real estate agent: **Grupdirect**  
name: **not available**  
spreekt: **not available**  
telefoon: **+34971722722**