

Villa Detached in Kappara



Kappara, Sliema and St Julians Surroundings



€4,250,000

Reference No: 240011080-417

 Total Rooms: **8**

 Floor Area (m²) : **430**

 Bathrooms: **3**

 Bedrooms: **4**

Villa Detached - For Sale - Kappara

KAPPARA - A modern fully-detached villa in elevated position in much sought after area of this town. Marble steps up to front door to beautiful, light-filled home with spacious flexible accommodation and designer finishes. Accommodation currently comprising of an impressive hallway with all rooms leading off, open plan formal living/dining, kitchen/breakfast & a comfortable TV area. Part glazed area off kitchen/breakfast area leading to a balcony with glazed floor. 3 bedrooms, two of which are double with en-suite and the master suite enjoying patio doors to the roof terrace, a large walk-in wardrobe and designer en-suite shower room. The property further benefits from piped music system throughout, security system, solar water heating, open wood burning fireplace with front and rear opening into the TV & formal sitting area, and intercom. In addition to the main living accommodation, one finds a large basement at ground level, with independent access to three sides and potential to form 4 self-contained studio flats all having their own kitchen, bathroom, lavatory and own entrance, or further accommodation to the existing home. The roof has the potential to build an additional floor subject to the buyer obtaining the necessary Mepa Permits. Gardens & patio areas surround three sides of the villa and a terrace area off the kitchen provides further elevated entertaining area. Further complementing this spacious home is a 2 or 3 car driveway leading down to a 2 car garage, interconnecting to a store/study room and then in turn leading to the main house accommodation and the basement accommodation too.

Features

- ✓ En Suite
- ✓ A/C
- ✓ Yard
- ✓ Garden
- ✓ Entrance Hall
- ✓ Double Glazed
- ✓ Air Space

Rooms

- ✓ Kitchen : 5 x 4 m (20 m²)
- ✓ Double Bedroom : 5 x 5 m (25 m²)
- ✓ Double Bedroom : 4 x 4 m (16 m²)
- ✓ Double Bedroom : 4.5 x 4 m (18 m²)
- ✓ Double Bedroom : 4 x 3.5 m (14 m²)
- ✓ Bathroom : 2 x 2 m (4 m²)

✓ Bathroom : 3 x 2 m (6 m²)

✓ Bathroom : 2 x 2 m (4 m²)

Gallery









Elton Laferla

RE/MAX Premium - St Julian's

M: 79079415

E: elaferla@remax.com.mt

T: 21384508

RE/MAX Premium - St Julian's

72/73, Gorg Borg Olivier Street, St Julian's, Malta