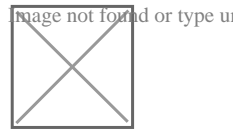


Villa Detached in Mellieha



Mellieha, North



€2,250,000

Reference No: 240041024-555

 Total Rooms: **10**

 Floor Area (m²) : **980**

 Bathrooms: **5**

 Bedrooms: **3**

Villa Detached - For Sale - Mellieha

Mellieha - A newly-listed detached villa in Santa Maria Estate, available for purchase in shell form. Construction is scheduled for completion in the first quarter of 2026, offering a prime opportunity to finish a new home to your personal specifications. The property is intelligently designed over three levels to maximize space and capitalize on the excellent views of Santa Marija Valley. Street Level: The top floor features a welcoming entrance hall and an interconnected three-car garage. Intermediate Level: This floor hosts the main living quarters, including a large open-plan kitchen, living, and dining area. A hallway leads to three double bedrooms, each with its own en-suite bathroom, plus a separate guest toilet. A large terrace on this level provides unobstructed views overlooking the pool area and the valley Lower Level: The ground floor is dedicated to leisure and entertainment, featuring a large games room, a gym, and a bathroom. This level provides direct access to the outdoor area with its large swimming pool and deck. This property is a superb opportunity for a buyer looking to invest in a modern villa in one of Malta's most sought-after residential areas.

Features

- ✓ En Suite
- ✓ Air Space
- ✓ Deck
- ✓ Entrance Hall
- ✓ Space For Pool
- ✓ Garden

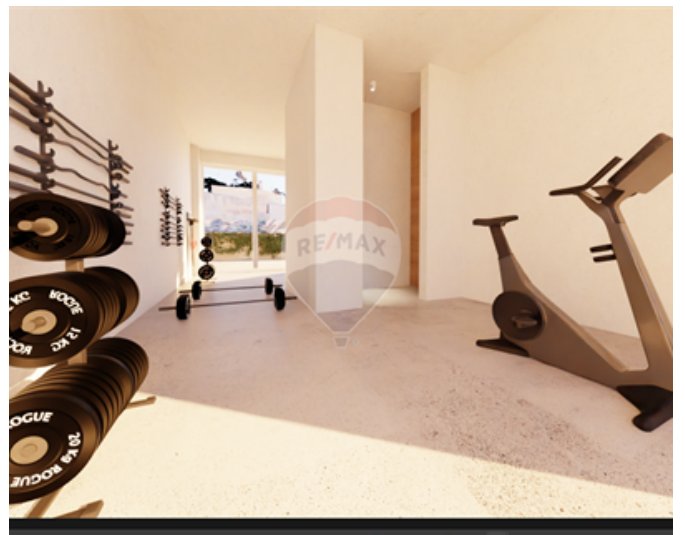
Rooms

- ✓ Kitchen/Living/Dining : 8.2 x 7 m (57.4 m²)
- ✓ Double Bedroom : 7.1 x 5.5 m (39.05 m²)
- ✓ Double Bedroom : 4 x 5 m (20 m²)
- ✓ Double Bedroom : 4 x 4 m (16 m²)
- ✓ Bathroom : 1.5 x 1.7 m (2.55 m²)
- ✓ Bathroom Ensuite : 2.5 x 2.1 m (5.25 m²)
- ✓ Bathroom Ensuite : 1.8 x 2.1 m (3.78 m²)
- ✓ Bathroom Ensuite : 1.8 x 2.1 m (3.78 m²)
- ✓ Hallway : 7 x 4.5 m (31.5 m²)
- ✓ Gym : 5 x 3.9 m (19.5 m²)

- ✓ Guest Toilet : 1.2 x 2 m (2.4 m²)
- ✓ Hallway : 13 x 1.2 m (15.6 m²)
- ✓ Open Space : 30 x 10 m (300 m²)
- ✓ Open Space : 30 x 10 m (300 m²)

Gallery









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