

# Villa Detached in Rabat



Rabat, North



**€2,310,000**

Reference No: 240041036-699

 Total Rooms: **11**

 Floor Area (m<sup>2</sup>) : **940**

 Bathrooms: **3**

 Bedrooms: **4**

# Villa Detached - For Sale - Rabat

RABAT - Located in a much sought-after residential area with spectacular country views stretching all the way to the sea, this luxurious house is set over three floors and sits on nearly a tumolo of land with a 180-foot frontage. The Lower ground floor is dominated by a 5x10m indoor heated swimming pool, and the recreational feel is further complimented by the surrounding gymnasium, lounge, kitchenette, and patio doors which open up onto a BBQ area and mature terraced garden. At this level, there is also a 2-car garage and a plant room housing all of the house"s equipment in one centralized location. The Ground Floor is organised around a bright central courtyard covered by a glass roof allowing the space to be used all year round. A circular corridor leads onto a formal living/dining room, a family room & kitchen, a further reception room/office, a smaller home office, a utility room, a cloakroom/WC and a large imposing staircase leading to the upper floor. The First floor has the same circular corridor surrounding the courtyard, leading onto three spacious double bedrooms, a family bathroom and a master bedroom enjoying a luxury ensuite and each one finished off with Oak Parquet flooring and a balcony. The entire property is served by a centralised air conditioning system and a backup power generator with an automatic switchover. A lift serves all 3 floors and there is a secondary staircase serving all floors up to the roof level. There are 2 driveways with automated gates, one leading to the garage, whilst another which takes up to 5 cars, leads up to a rear entrance into the kitchen/utility room. Indeed one kind of property to consider.

## Features

- ✓ Lift
- ✓ Entrance Hall
- ✓ Water Utility
- ✓ Gypsum Plastering
- ✓ Pool
- ✓ Central Courtyard
- ✓ Well
- ✓ Garden
- ✓ En Suite
- ✓ Marble Floor
- ✓ Electricity Utility
- ✓ A/C
- ✓ Terrace
- ✓ Air Space
- ✓ Back Yard

## Rooms

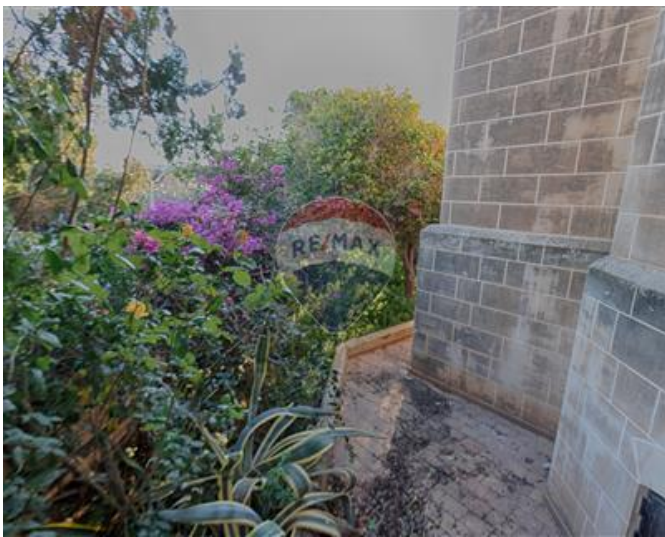
- ✓ Kitchen/Living/Dining : 7.8 x 6.5 m (50.7 m2)
- ✓ Living/Dining : 6.3 x 8.1 m (51.03 m2)

- ✓ Double Bedroom : 3.8 x 4 m (15.2 m<sup>2</sup>)
- ✓ Double Bedroom : 4.2 x 5.2 m (21.84 m<sup>2</sup>)
- ✓ Double Bedroom : 4.1 x 4.4 m (18.04 m<sup>2</sup>)
- ✓ Double Bedroom : 3.9 x 4 m (15.6 m<sup>2</sup>)
- ✓ Office / Study : 4.1 x 4 m (16.4 m<sup>2</sup>)
- ✓ Bathroom : 3.1 x 2.5 m (7.75 m<sup>2</sup>)
- ✓ Bathroom : 2.1 x 2.2 m (4.62 m<sup>2</sup>)
- ✓ Shower Ensuite : 3.3 x 3.5 m (11.55 m<sup>2</sup>)
- ✓ Hallway : 3.1 x 2.1 m (6.51 m<sup>2</sup>)
- ✓ Box Room : 3.1 x 2.1 m (6.51 m<sup>2</sup>)
- ✓ Open Space : 5.1 x 18.3 m (93.33 m<sup>2</sup>)
- ✓ Open Space : 16.8 x 6.2 m (104.16 m<sup>2</sup>)
- ✓ Open Space : 18.5 x 2.9 m (53.65 m<sup>2</sup>)
- ✓ Open Space : 5.9 x 3.4 m (20.06 m<sup>2</sup>)
- ✓ Open Space : 15.8 x 7.6 m (120.08 m<sup>2</sup>)
- ✓ Open Space : 22.5 x 15.3 m (344.25 m<sup>2</sup>)

# Gallery











**Stephen Borg**

RE/MAX Park Estates - St Paul's Bay

M: 79604744

E: [steve@remax.com.mt](mailto:steve@remax.com.mt)

T: 21579747

**RE/MAX Park Estates - St Paul's Bay**

Park Estates Ltd, Mosta Road, St Paul's Bay, Malta