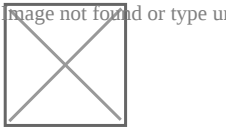


Villa Semi-detached in Ta' Xbiex



Ta' Xbiex, Sliema and St Julians Surroundings



€1,800,000

Reference No: 240091001-392

 Total Rooms: **15**

 Floor Area (m²) : **342**

 Bathrooms: **4**

 Bedrooms: **3**

Villa Semi-detached - For Sale - Ta' Xbiex

Ta' Xbiex - Semi detached Corner Villa which recently became available on the market for sale. This corner elevated villa is situated in a highly prestigious and quiet residential area, offering beautiful marina views from some parts of the house. It is surrounded by a spacious terrace, perfect for entertaining guests or family events. The property features an entrance hall that leads to a separate formal sitting room and a formal dining room, a study, a large kitchen with a breakfast area connected to the surrounding terrace, an adjoining living/TV room, a sizable pantry or utility room, and a bathroom. The first floor comprises the sleeping quarters, including a large master bedroom with a dressing room and an en-suite bathroom. Additionally, there are three equally large double bedrooms, a good-sized full bathroom. Also on this level there is a private sun terrace. The roof level offers a lovely open area with views of the marina and Manoel Island, ideal for conversion into a roof garden and or a swimming pool. There is also space to install a lift from street level up to the roof, accessible through an underlying three-car garage with a workshop and or storage space and toilet facilities. The villa is equipped with Wi-Fi and air-conditioning throughout, solar water heating, and PV panels. It is being sold freehold and is ready for immediate occupancy. Please contact me if you are interested in learning more or scheduling a viewing.

Features

- ✓ Kitchen/Dinette
- ✓ En Suite
- ✓ Electricity Utility
- ✓ A/C
- ✓ Air Space
- ✓ Deck
- ✓ Garden
- ✓ Solar Panels
- ✓ Satellite / TV/ Cable
- ✓ Video Hall Porter
- ✓ Entrance Hall
- ✓ PVC Piping
- ✓ Wi-Fi
- ✓ Balcony
- ✓ Roof Terrace
- ✓ Front Patio
- ✓ Alarm System

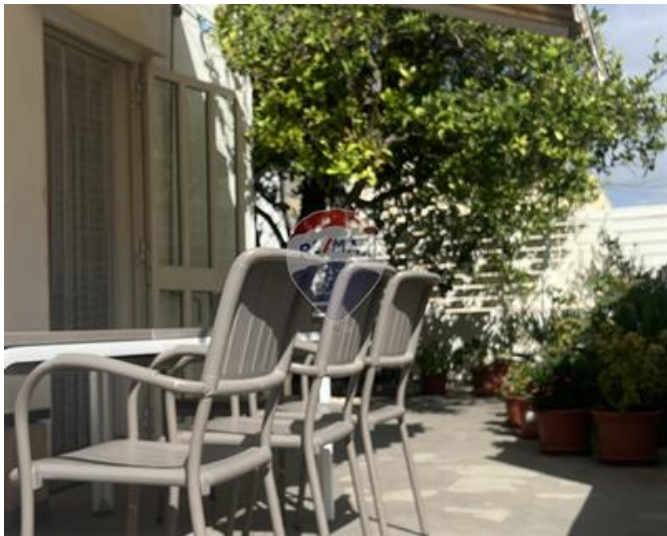
Rooms

- ✓ Kitchen : 3.15 x 3.65 m (11.5 m2)

- ✓ Living : 5.42 x 4.15 m (22.49 m²)
- ✓ Sitting : 5.74 x 4.42 m (25.37 m²)
- ✓ Dining : 5.05 x 3.8 m (19.19 m²)
- ✓ Office / Study : 3.8 x 2.9 m (11.02 m²)
- ✓ Guest Toilet : 2.6 x 1.35 m (3.51 m²)
- ✓ Kitchen Pantry : 3.15 x 2.05 m (6.46 m²)
- ✓ Open Space : 7.25 x 2.95 m (21.39 m²)
- ✓ Double Bedroom : 5.95 x 3.9 m (23.21 m²)
- ✓ Bathroom Ensuite : 2.65 x 2.35 m (6.23 m²)
- ✓ Walk In Wardrobe : 2.35 x 1.95 m (4.58 m²)
- ✓ Double Bedroom : 5.55 x 5.1 m (28.3 m²)
- ✓ Double Bedroom : 10.8 x 3.85 m (41.58 m²)
- ✓ Bathroom : 3.15 x 2.6 m (8.19 m²)
- ✓ Landing : 7.6 x 1.65 m (12.54 m²)
- ✓ Hallway : 7.6 x 1.65 m (12.54 m²)
- ✓ Open Space : 6.05 x 2.9 m (17.54 m²)
- ✓ Open Space : 4.3 x 1.35 m (5.8 m²)
- ✓ Open Space : 12.1 x 3.15 m (38.11 m²)
- ✓ Open Space : 17.1 x 3.15 m (53.87 m²)
- ✓ Open Space : 23.3 x 1.35 m (31.46 m²)
- ✓ Laundry : 7.3 x 5.9 m (43.07 m²)
- ✓ Garage : 7.5 x 5.5 m (41.25 m²)
- ✓ Guest Toilet : 1.04 x 2 m (2.08 m²)

Gallery









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