

Villa Semi-detached in Kappara



Kappara, Sliema and St Julians Surroundings



€1,400,000

Reference No: 240091058-310

 Total Rooms: **10**

 Floor Area (m²) : **329**

 Bathrooms: **2**

 Bedrooms: **3**

Villa Semi-detached - For Sale - Kappara

Kappara – Semi-Detached Villa with Roof Terrace Potential Set in one of Kappara’s most desirable residential areas, this semi-detached villa presents an excellent opportunity to create a bespoke family home. The property requires renovation and offers generous internal and external spaces, privacy, and exceptional potential. The first floor comprises three spacious bedrooms, a large landing, and a substantial bathroom with the possibility of being divided. A washroom on the terrace on the rear, overlooking the garden. The roof level, accessed from the first-floor terrace, enjoys breathtaking 180-degree views across Marsamxett Harbour, Valletta, Sliema Strand, and extending as far as the University area, with clear potential to be developed into a beautiful roof terrace. At ground floor level, the villa features a formal sitting room and separate dining room at the front, a study, a kitchen-breakfast room, guest WC, and direct access to a large garden, ideal for outdoor living and with ample space for a swimming pool. A two-car garage completes this rare offering in a prime location.

Features

- ✓ Entrance Hall
- ✓ Skirting
- ✓ Air Space
- ✓ Well
- ✓ Back Yard
- ✓ Front Patio
- ✓ Electricity Utility
- ✓ Terrace
- ✓ Space For Pool
- ✓ Balcony
- ✓ Garden

Rooms

- ✓ Double Bedroom : 5.49 x 3.94 m (21.63 m2)
- ✓ Double Bedroom : 4.48 x 3.01 m (13.48 m2)
- ✓ Double Bedroom : 4.31 x 3.38 m (14.57 m2)
- ✓ Bathroom : 4.42 x 2.04 m (9.02 m2)
- ✓ Hallway : 3.16 x 1.9 m (6 m2)
- ✓ Hallway : 4.61 x 1.35 m (6.22 m2)

- ✓ Landing : 4.28 x 7.19 m (30.77 m²)
- ✓ Laundry : 2.38 x 1.92 m (4.57 m²)
- ✓ Kitchen : 5.02 x 4 m (20.08 m²)
- ✓ Sitting : 3.85 x 4.1 m (15.78 m²)
- ✓ Dining : 3.94 x 5.49 m (21.63 m²)
- ✓ Office / Study : 4.33 x 3.37 m (14.59 m²)
- ✓ Guest Toilet : 1.69 x 1.58 m (2.67 m²)
- ✓ Hallway : 11.8 x 2.5 m (29.5 m²)
- ✓ Landing : 4.09 x 3.14 m (12.84 m²)
- ✓ Open Space : 10.52 x 6.58 m (69.22 m²)
- ✓ Open Space : 10.54 x 3.07 m (32.36 m²)
- ✓ Open Space : 5.79 x 4.66 m (26.98 m²)
- ✓ Garage : 9.8 x 4.5 m (44.1 m²)

Gallery













Ian DeGabriele

RE/MAX Crown - Sliema

M: 99841661

E: ian@remaxcrown.com

T: 21342410

RE/MAX Crown - Sliema

166, 169, Tower Road, Sliema, Malta