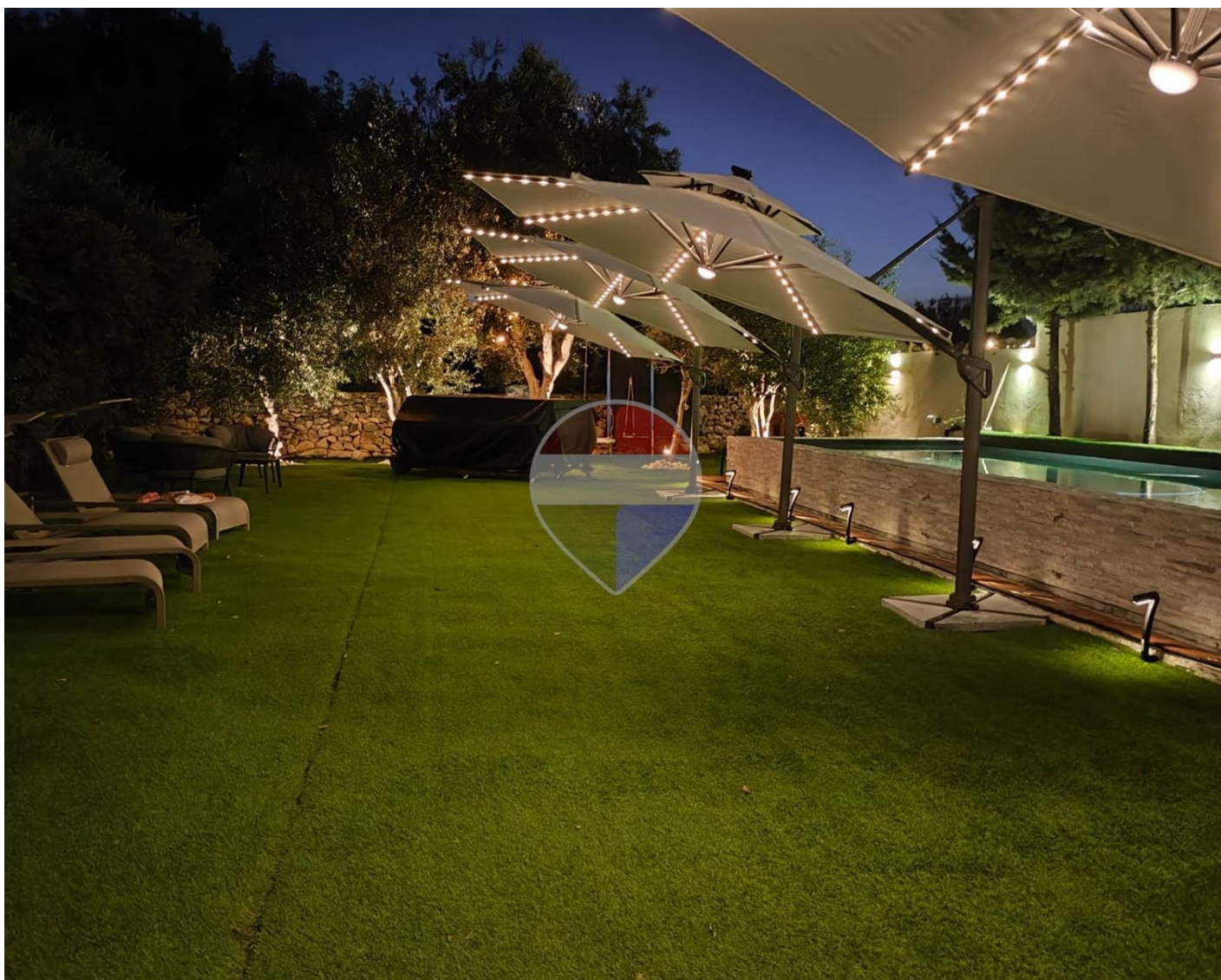


Villa Semi-detached in Gharghur



Gharghur, Central



€5,500,000

Reference No: 240091088-228

 Total Rooms: **11**

 Floor Area (m²) : **215**

 Bathrooms: **3**

 Bedrooms: **3**

Villa Semi-detached - For Sale - Gharghur

Gharghur Villa – Exceptional Semi-Detached Residence Nestled within a tranquil residential enclave in the sought-after village of Gharghur, yet conveniently close to everyday amenities and just a short drive from neighbouring towns, this exceptional semi-detached villa offers an outstanding blend of luxury, privacy, comfort, and contemporary living. Arranged over multiple levels and served by a private Schindler-maintained lift, the property has been thoughtfully designed with exceptional attention to detail, quality, and functionality. At the heart of the home is a bright and spacious open-plan living, dining, and kitchen area, complemented by a charming breakfast nook. Large openings flood the space with natural light and create a seamless connection to the west-facing terrace, overlooking beautifully landscaped gardens and a private swimming pool, an idyllic setting for relaxing, entertaining, and enjoying spectacular afternoon light. The villa comprises three generously proportioned bedrooms, all with en-suite facilities. The impressive principal suite offers a luxurious private retreat, featuring both a bath and shower, together with a hydromassage tub. Further accommodation includes a fully equipped laundry room, a dedicated study, and a rooftop gym with direct access to the roof, where provisions are already in place for the installation of a hot tub. Adding exceptional versatility is a self-contained flatlet, complete with its own kitchen, bedroom, en-suite shower room, and adjoining living or games room. This provides an ideal space for visiting guests, extended family, or live-in staff. The property is equipped with an extensive range of premium features and modern conveniences, including: * Dual ovens and gas hob * Dishwasher * Filtered water system with hot and cold dispenser * Water softener * Fully equipped bar with built-in coffee machine * Air-conditioning throughout * Pellet stove * Ceiling-mounted wood-burning fireplace * Rotating photovoltaic solar panels * Thermal insulation * Hot-water circulation system * Lightning protection * Automated indoor and garden lighting Beautiful finishes and thoughtful extras further enhance the home, including real wood flooring, a massage lounger in the living area, a dedicated spa pump for the swimming pool, and an automated garden irrigation system. Security has been carefully considered, with a comprehensive system including CCTV, burglar alarm, dual-level intercoms, a front-gate camera with alerts, and full remote monitoring and access via mobile devices. Externally, the beautifully landscaped gardens extend from the front entrance through to the rear boundary, creating a private and peaceful outdoor environment. A newly installed automatic insect-repellent system allows the outdoor areas to be enjoyed comfortably throughout the year. Completing this remarkable residence are a two-car garage, seamless Wi-Fi coverage throughout the property, and an enviable location close to all essential amenities. With an exceptional specification, generous proportions, sophisticated technology, and an impressive array of luxury features, this is a truly distinctive home where no detail has been overlooked and no expense has been spared. Early viewings are highly recommended to fully appreciate the quality, versatility, and exceptional lifestyle this property has to offer. Contact your agent today to arrange a private viewing.

Features

✓ Lift

✓ Automatic door

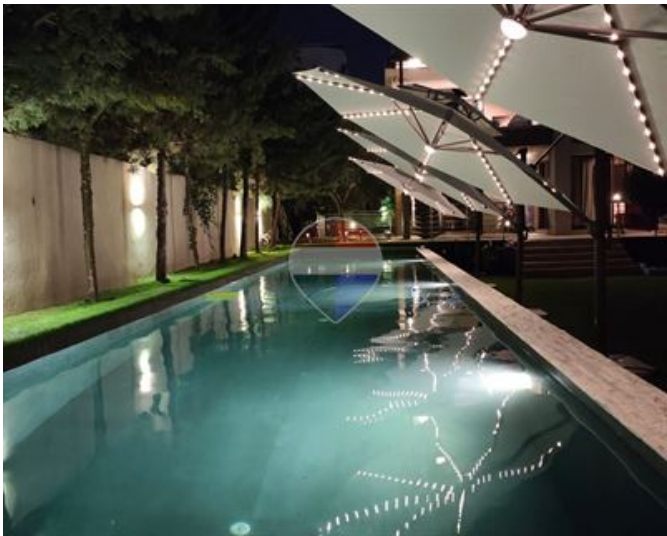
- ✓ En Suite
- ✓ 3 Phase Electricity
- ✓ Pool
- ✓ Deck
- ✓ Front Patio
- ✓ Alarm System
- ✓ Electricity Utility
- ✓ Service Lift
- ✓ Air Space
- ✓ Garden
- ✓ CCTV

Rooms

- ✓ Hall : 8 x 2 m (16 m2)
- ✓ Laundry : 1.5 x 2 m (3 m2)
- ✓ Double Bedroom : 3.8 x 6 m (22.8 m2)
- ✓ Bathroom Ensuite : 3.31 x 1.65 m (5.46 m2)
- ✓ Double Bedroom : 4.95 x 4.65 m (22.77 m2)
- ✓ Double Bedroom : 4.07 x 5.8 m (23.61 m2)
- ✓ Bathroom : 2.1 x 2.35 m (4.94 m2)
- ✓ Open Space : 1.87 x 1.4 m (2.62 m2)
- ✓ Guest Toilet : 1.7 x 2 m (3.4 m2)
- ✓ Open Space : 4.2 x 2 m (8.4 m2)
- ✓ Dining : 4 x 3.9 m (12 m2)
- ✓ Kitchen Pantry : 2.85 x 1.48 m (4.22 m2)
- ✓ Kitchen : 9.06 x 4.5 m (40.77 m2)
- ✓ Living : 4.97 x 4.26 m (21.17 m2)
- ✓ Open Space : 4.97 x 4.06 m (20.18 m2)

Gallery







Marylene Cabal

RE/MAX Crown - Sliema

M: 99949274

E: marylene@remaxcrown.com

T: 21342410

RE/MAX Crown - Sliema

166, 169, Tower Road, Sliema, Malta