

# Villa Semi-detached in Attard



**Attard, Central**



**€1,860,000**

Reference No: 240151078-399

 Total Rooms: **10**

 Floor Area (m<sup>2</sup>) : **370**

 Bathrooms: **2**

 Bedrooms: **3**

# Villa Semi-detached - For Sale - Attard

Attard - Luxury Furnished Semi-Detached Villa with Pool A rare opportunity to acquire an exceptional, triple fronted, semi-detached villa in Misrah Kola, one of Attard's most desirable locations. This contemporary property is designer finished to high specifications. This beautiful home offers a modern, practical, squarish and wide layout, with plenty of space and natural light for comfortable family living and entertaining. This property is being sold furnished

**Property Features**

- Wide welcoming entrance
- Open-plan sitting & dining area with wood-burning fireplace – bright, airy and ideal for hosting
- Large separate kitchen with ample workspace
- Guest toilet with shower
- Study room / home office
- 3 spacious bedrooms
- Another room that can be used as an additional bedroom, gym or living space
- Large modern family bathroom including bath and shower
- A convenient and spacious washroom leading onto the roof
- Swimming pool with barbecue area – perfect for relaxing or stylish entertaining
- Front garden welcoming you into the home
- Private well
- A wide driveway leading to a spacious 2-car street level garage

This property combines space, comfort and a prime residential location, making it an ideal family home or prestigious residence.

## Features

- ✓ Kitchen/Dinette
- ✓ En Suite
- ✓ A/C
- ✓ Well
- ✓ Garden
- ✓ Ceramic Floor
- ✓ Fire Place Heating
- ✓ Pool
- ✓ Roof Terrace

## Rooms

- ✓ Kitchen : 4.6 x 4 m (18.4 m2)
- ✓ Living/Dining : 8.2 x 8.5 m (69.7 m2)
- ✓ Guest Toilet : 2.4 x 1.5 m (3.6 m2)
- ✓ Double Bedroom : 4.9 x 5.2 m (25.48 m2)
- ✓ Double Bedroom : 5 x 4 m (20 m2)
- ✓ Double Bedroom : 5 x 5 m (25 m2)

- ✓ Office / Study : 4.4 x 3.2 m (14.08 m<sup>2</sup>)
- ✓ Bathroom : 2 x 2 m (4 m<sup>2</sup>)
- ✓ Laundry : 5 x 4 m (20 m<sup>2</sup>)
- ✓ Open Space : 14 x 4 m (56 m<sup>2</sup>)
- ✓ Garage : 10 x 4 m (40 m<sup>2</sup>)
- ✓ Open Space : 8 x 2 m (16 m<sup>2</sup>)
- ✓ Gym : 4 x 4 m (16 m<sup>2</sup>)
- ✓ Open Space : 18 x 3 m (54 m<sup>2</sup>)

# Gallery





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