

# Villa Semi-detached in Madliena



**Madliena, Sliema and St Julians Surroundings**



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Reference No: 240171006-2157

 Total Rooms: **11**

 Floor Area (m<sup>2</sup>) : **700**

 Bathrooms: **4**

 Bedrooms: **3**

# Villa Semi-detached - For Sale - Madliena

A meticulously finished Semi-Detached villa set on approximately 700sqm, situated in highly sought after area. Spacious accommodation comprises an entrance hall, living room, guest toilet, box-room, dining room, fitted kitchen/breakfast. Upstairs one finds a family bathroom and 3 double bedrooms the master with walk-in wardrobe and shower ensuite, and a large terrace from which one can enjoy spectacular distant open views. A utility room occupies the roof level. This magnificent residence further comprises a good-sized swimming pool with ample deck area, an entertaining area and a 3 car open garage. There are a further two plots of adjacent land available for sale measuring 430sqm and 460sqm, each with a full development planning permit for a semi-detached villa including semi-basement and swimming pool. All three properties are Freehold. Must be seen to be truly appreciated!

## Features

- ✓ En Suite
- ✓ A/C
- ✓ Pool
- ✓ Balcony
- ✓ Gypsum Plastering
- ✓ Double Glazed
- ✓ Terrace
- ✓ Pool Deck

## Rooms

- ✓ Kitchen : 8.8 x 3.4 m (29.92 m2)
- ✓ Guest Toilet : 2.4 x 1.2 m (2.88 m2)
- ✓ Box Room : 1.7 x 1.2 m (2.04 m2)
- ✓ Living : 4.5 x 3.1 m (13.95 m2)
- ✓ Dining : 4.5 x 4.9 m (22.05 m2)
- ✓ Double Bedroom : 3.8 x 4.7 m (17.86 m2)
- ✓ Double Bedroom : 4.4 x 5.2 m (22.88 m2)
- ✓ Double Bedroom : 3.8 x 4.7 m (17.86 m2)
- ✓ Shower Ensuite : 2.4 x 2.6 m (6.24 m2)

- ✓ Bathroom : 2.3 x 2.8 m (6.44 m<sup>2</sup>)
- ✓ Open Space : 3.3 x 5.8 m (19.14 m<sup>2</sup>)
- ✓ Bathroom : 2 x 2.5 m (5 m<sup>2</sup>)

# Gallery













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