Villa Detached in Mellieha

Mellieha, North



€3,200,000

Reference No: 240171006-2793

Total Rooms: **14**

Floor Area (m??) : **1023**

Bathrooms: **4**

Bedrooms: **4**

Villa Detached - For Sale - Mellieha

Located within the exclusive and highly sought-after Santa Maria Estate, this exceptional fully detached villa sits on a generous 1,023sqm plot, offering a rare opportunity to acquire a newly built residence in shell form and complete it entirely to your own specifications and style. Thoughtfully designed, the property makes excellent use of space, natural light, and contemporary architecture, with a striking double-height entrance featuring floor-to-ceiling glass apertures overlooking the outdoor areas. The upper floor is planned to accommodate three or four spacious bedrooms, all with en-suite facilities, while a lift and staircase provide seamless access throughout the home. At the heart of the property is an impressive 113sqm open-plan kitchen, living, and dining area with a double-volume ceiling over part of the space, opening directly onto the terraces, swimming pool, and landscaped gardens to create a seamless indoor-outdoor lifestyle. A separate area originally designed as a guest flat offers excellent flexibility for independent accommodation, additional bedrooms, a home office, or staff quarters, while further spaces can easily be adapted into a gym, cinema room, games room, wellness area, wine cellar, or other lifestyle amenities. The The property is further complemented by a two-car garage and an additional carport. Combining generous proportions, privacy, flexibility, and outstanding potential, this is a truly unique opportunity to create a bespoke luxury residence in one of Malta's most prestigious residential addresses

Features

- Passenger Lift
- Terrace
- Garden
- Pool
- Balcony
- Pool Deck

Rooms

- Kitchen/Living/Dining : 13 x 11 m (143 m2)
- Games Room : 3 x 4 m (12 m2)
- Box Room : 2.8 x 1.2 m (3.36 m2)
- Gym : 5 x 5 m (25 m2)
- Guest Toilet : 1.5 x 1.5 m (2.25 m2)
- Double Bedroom : 5 x 5.2 m (26 m2)
- Double Bedroom : 5.2 x 6 m (31.2 m2)
- Double Bedroom : 6 x 4.4 m (26.4 m2)

- Double Bedroom : 2.8 x 2.8 m (7.84 m2)
- Walk In Wardrobe : 6 x 4 m (24 m2)
- Shower Ensuite : 4 x 2.2 m (8.8 m2)
- Shower Ensuite : 4 x 2.2 m (8.8 m2)
- Shower Ensuite : 4 x 2.2 m (8.8 m2)
- Laundry : 4 x 1.5 m (6 m2)

Gallery





















































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