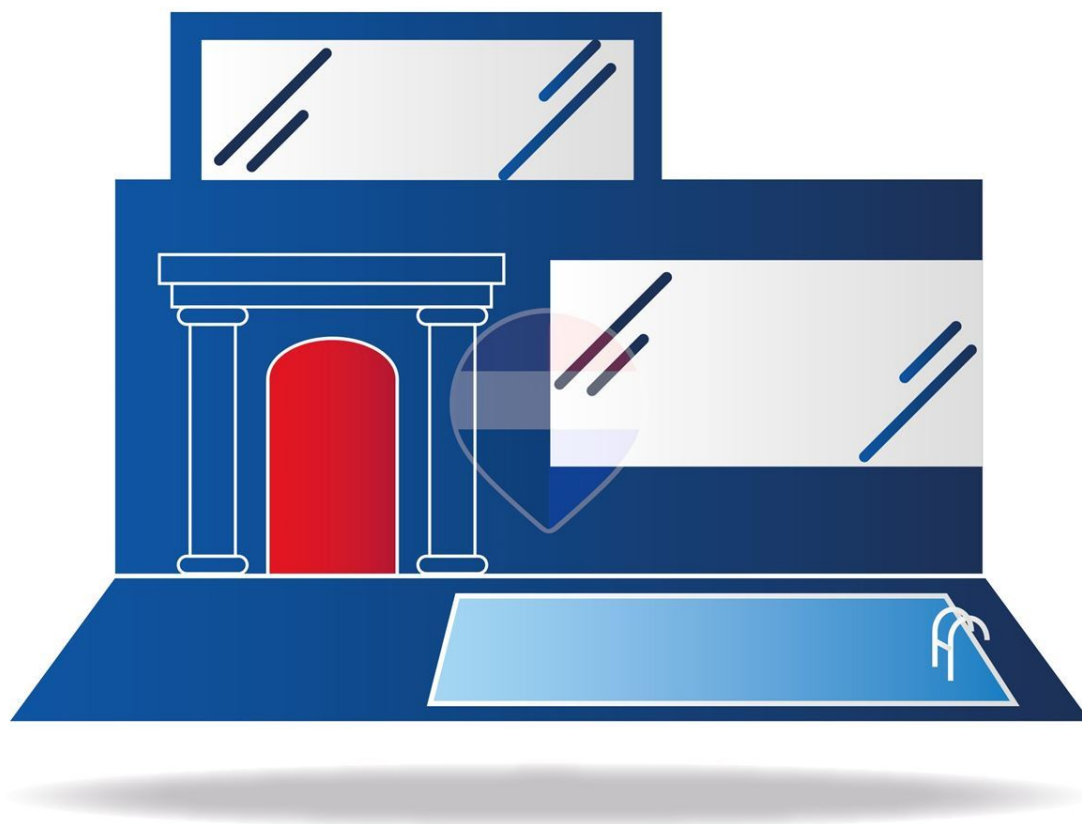


Villa Detached in Kappara



Kappara, Sliema and St Julians Surroundings



€1,980,000

Reference No: 240171006-2816

 Total Rooms: **11**

 Bathrooms: **4**

 Floor Area (m²) : **498**

 Bedrooms: **4**

Villa Detached - For Sale - Kappara

Occupying an impressive footprint of approximately 498sq.m. in a peaceful and prestigious residential area, this outstanding fully detached villa is being offered in shell form with an estimated completion date of March 2028. Arranged over four levels and served by a private lift, the villa has been meticulously designed to provide expansive living spaces filled with natural light while enjoying exceptional privacy together with open valley and countryside views from the pool area and rear terraces. The principal level features a spacious open-plan kitchen, living and dining area seamlessly extending onto large terraces, landscaped gardens and a private swimming pool, creating an effortless indoor-outdoor lifestyle. The first floor comprises a luxurious master suite with a walk-in wardrobe and ensuite, two additional double bedrooms, each with its own en-suite, together with a study that may also serve as a fourth bedroom. At lower ground level, the property includes a second living area overlooking the garden, ancillary rooms and a secure five-car garage. Completing the home is a rooftop entertainment level featuring a bar and games room, a service area and a generous roof terrace, providing the perfect setting for entertaining or relaxing. Combining elegant contemporary architecture with practicality, generous proportions and an enviable setting, this remarkable villa presents an exceptional opportunity to create a bespoke family home in one of the area's most exclusive residential locations.

Features

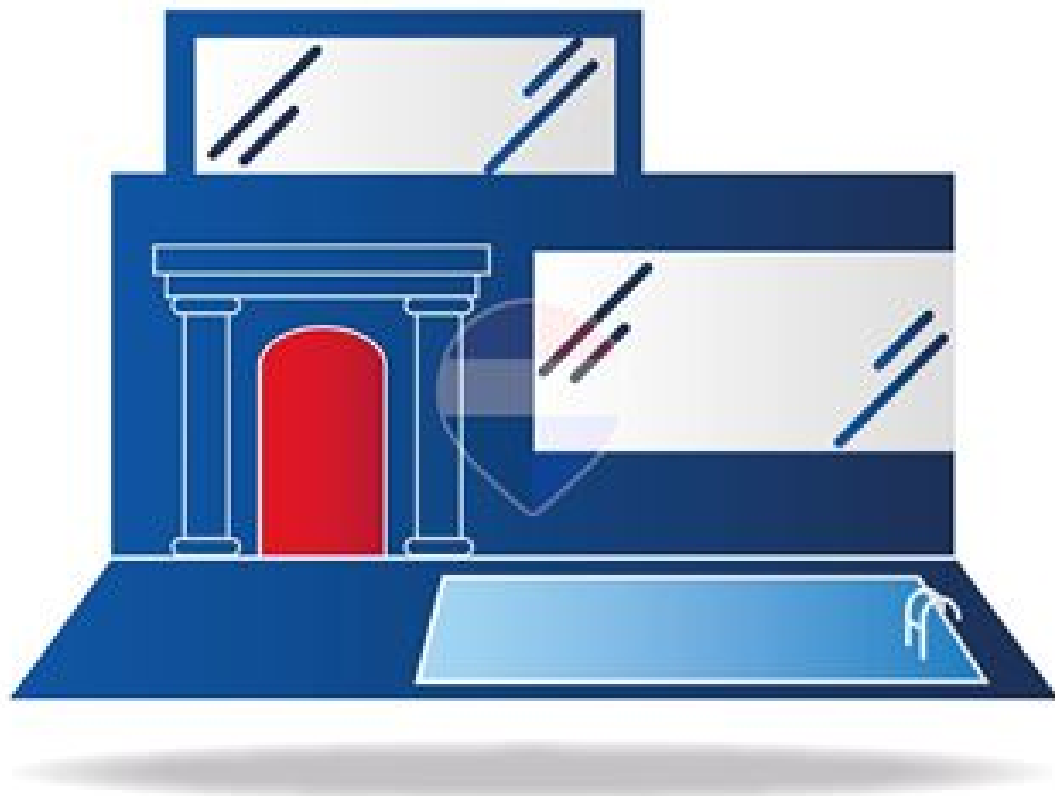
- ✓ En Suite
- ✓ Terrace
- ✓ Pool Deck
- ✓ Pool
- ✓ Balcony

Rooms

- ✓ Kitchen/Living/Dining : 24 x 4.1 m (98.4 m2)
- ✓ Guest Toilet : 1.4 x 1.7 m (2.38 m2)
- ✓ Double Bedroom : 4.5 x 3.9 m (17.55 m2)
- ✓ Double Bedroom : 3.4 x 3.1 m (10.54 m2)
- ✓ Double Bedroom : 3.6 x 3.1 m (11.16 m2)
- ✓ Double Bedroom : 4.7 x 3.5 m (16.45 m2)
- ✓ Shower Ensuite : 3.9 x 1.2 m (4.68 m2)
- ✓ Shower Ensuite : 3.4 x 1.2 m (4.08 m2)

- ✓ Shower Ensuite : 2.9 x 1.2 m (3.48 m²)
- ✓ Laundry : 5.2 x 5.2 m (27.04 m²)
- ✓ Living : 10 x 7.7 m (77 m²)

Gallery





Philip Incorvaja

RE/MAX Specialists - Tigne Point

M: 79426774

E: philip@remax.com.mt

T: 21339121

RE/MAX Specialists - Tigne Point

RU21A, The Point Shopping Mall, Tigne Point, Sliema, Malta