

# Villa Semi-detached in Madliena



**Madliena, Sliema and St Julians Surroundings**



**€2,000,000**

Reference No: 240171020-112

 Total Rooms: **15**

 Floor Area (m<sup>2</sup>) : **491**

 Bathrooms: **4**

 Bedrooms: **4**

# Villa Semi-detached - For Sale - Madliena

New to the market and rare to come-by, is this modern Semi-detached Villa, to be offered in shell form (with option to finish) located in a prime location of Madliena. This 500sqm Villa is superbly designed offering ample light, space and comfort to accommodate anyone looking for indoor/outdoor entertainment space as well as a modern family home. Accommodation in the form of a wide entrance hall giving onto a 100sqm open plan kitchen/living/dining facing a spacious back and surrounding garden measuring roughly 335sqm including a 35sqm pool, study and guest bathroom on ground level. The bedroom quarters on the first floor, are smartly designed to provide space, light and comfort to every room having surrounding terraces throughout with side sea and valley views. A 40sqm corner main bedroom designed with its own large walk-in and spacious ensuite giving onto a corner terrace and two additional double bedrooms circa 25sqm each also having their own walk-in/en-suites area. On the second floor, one finds a secondary 30sqm living/gym area and shower overlooking spacious front and back roof terraces with pool with open side views of Madliena. To further compliment this modern property is an underlying basement measuring roughly 265sqm which incorporates a flatlet, storage, games room an interconnecting 3 car-lock up garage as well as a lift servicing all floors to roof level. Viewings are highly recommended!

## Features

- ✓ A/C

## Rooms

- ✓ Kitchen/Living/Dining : 11.1 x 9 m (99.9 m<sup>2</sup>)
- ✓ Kitchen Pantry : 2.58 x 1.32 m (3.41 m<sup>2</sup>)
- ✓ Box Room : 3.3 x 1.1 m (3.63 m<sup>2</sup>)
- ✓ Guest Toilet : 1.88 x 2.37 m (4.46 m<sup>2</sup>)
- ✓ Office / Study : 4 x 2.35 m (9.4 m<sup>2</sup>)
- ✓ Double Bedroom : 5.02 x 4.12 m (20.68 m<sup>2</sup>)
- ✓ Walk In Wardrobe : 2.8 x 2.78 m (7.78 m<sup>2</sup>)
- ✓ Shower Ensuite : 6.12 x 1.7 m (10.4 m<sup>2</sup>)
- ✓ Double Bedroom : 4.06 x 5.3 m (21.52 m<sup>2</sup>)

- ✓ Shower Ensuite : 2.58 x 1.8 m (4.64 m<sup>2</sup>)
- ✓ Double Bedroom : 5.16 x 3.68 m (18.99 m<sup>2</sup>)
- ✓ Walk In Wardrobe : 2.8 x 2.2 m (6.16 m<sup>2</sup>)
- ✓ Double Bedroom : 3.45 x 1.5 m (5.18 m<sup>2</sup>)
- ✓ Living : 6.04 x 5.48 m (33.1 m<sup>2</sup>)
- ✓ Shower : 1.75 x 2.72 m (4.76 m<sup>2</sup>)



# Gallery





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