

# Villa Semi-detached in Mellieha



**Mellieha, North**



**€3,900,000**

Reference No: 240171028-275

 Total Rooms: 16

 Floor Area (m<sup>2</sup>) : 1100

 Bathrooms: 7

 Bedrooms: 5

# Villa Semi-detached - For Sale - Mellieha

Perched elegantly on the elevated grounds of the prestigious Santa Maria Estate, this impeccably finished semi detached villa commands breathtaking panoramic sea and countryside views. Designed for the most discerning buyer, this luxurious residence seamlessly blends sophistication with ultimate comfort. The impressive second floor, blessed with soaring high ceilings that create an extraordinary sense of volume and grandeur, is dedicated to entertaining and everyday living. It features a spacious and beautifully appointed open-plan kitchen, living and dining area that flows effortlessly into a cosy TV room, with the added convenience of a guest toilet on the same level. The first floor hosts five spacious bedrooms—each with its own luxurious en-suite bathroom—offering serene retreats with unparalleled privacy. Modern engineering ensures year-round comfort: underfloor heating, discreetly integrated air-conditioning throughout, and triple-glazed thermal insulation on all apertures for exceptional energy efficiency and tranquillity. Outdoor living is elevated to perfection with expansive wrap-around terraces, a beautiful swimming pool surrounded by a generous deck, manicured gardens, and a substantial 5–6 car garage with ample space for a private gym. A rare gem in one of Malta's most exclusive addresses—this is upscale living redefined.

## Features

- ✓ Kitchen/Dinette
- ✓ En Suite
- ✓ Gypsum Plastering
- ✓ A/C
- ✓ Pool
- ✓ Ceramic Floor
- ✓ Entrance Hall
- ✓ 3 Phase Electricity
- ✓ Double Glazed
- ✓ Terrace

## Rooms

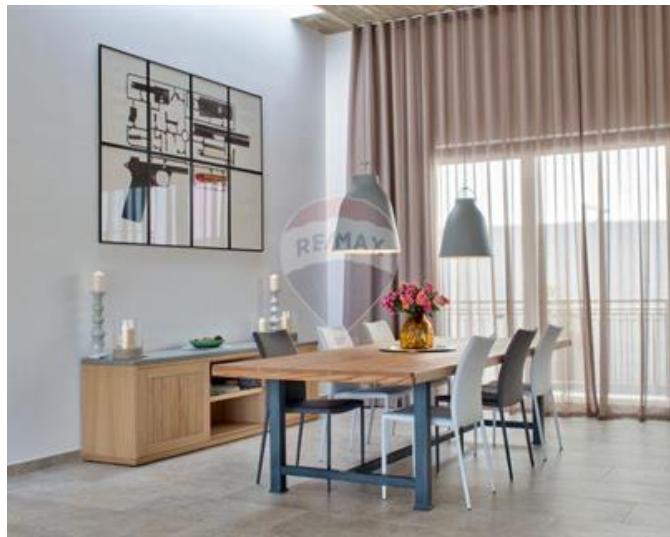
- ✓ Double Bedroom : 4.6 x 3.9 m (17.94 m<sup>2</sup>)
- ✓ Double Bedroom : 4.89 x 3.7 m (18.09 m<sup>2</sup>)
- ✓ Double Bedroom : 3.3 x 3.49 m (11.52 m<sup>2</sup>)
- ✓ Kitchen/Dining : 9.6 x 7.85 m (75.36 m<sup>2</sup>)
- ✓ Bathroom : 3.6 x 2.5 m (9 m<sup>2</sup>)

- ✓ Living : 9.3 x 4.5 m (41.85 m<sup>2</sup>)
- ✓ Bathroom : 2.3 x 2.8 m (6.44 m<sup>2</sup>)
- ✓ Basement : 10 x 6.6 m (66 m<sup>2</sup>)
- ✓ Landing : 2.6 x 9 m (23.4 m<sup>2</sup>)
- ✓ Workshop : 2 x 4 m (8 m<sup>2</sup>)
- ✓ Hall : 9 x 2.3 m (20.7 m<sup>2</sup>)
- ✓ Double Bedroom : 4.6 x 3.9 m (17.94 m<sup>2</sup>)
- ✓ Double Bedroom : 4.6 x 3.9 m (17.94 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 3.5 x 2.8 m (9.8 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 3.6 x 3.7 m (13.32 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 2.7 x 4.3 m (11.61 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 3.5 x 2.7 m (9.45 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 3.2 x 2.7 m (8.64 m<sup>2</sup>)

# Gallery

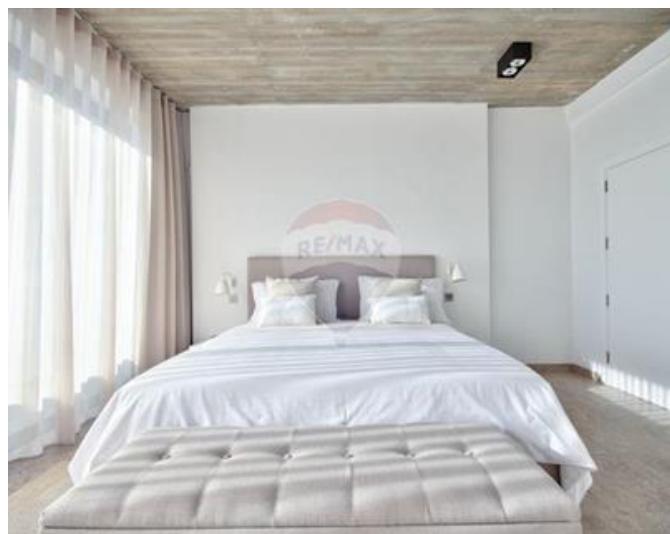
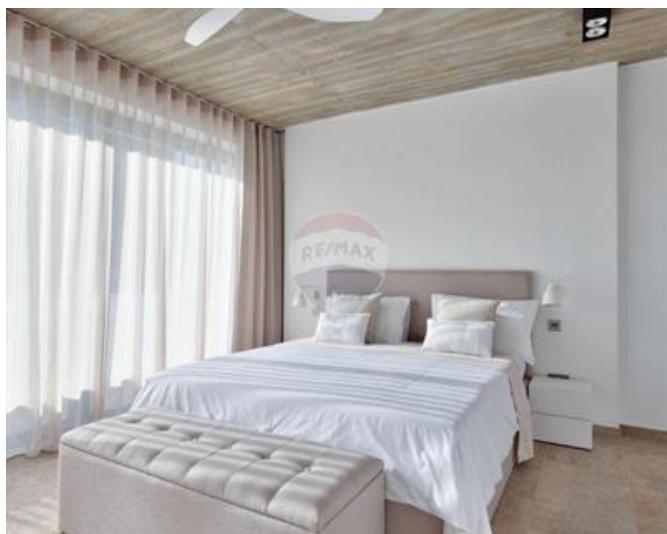
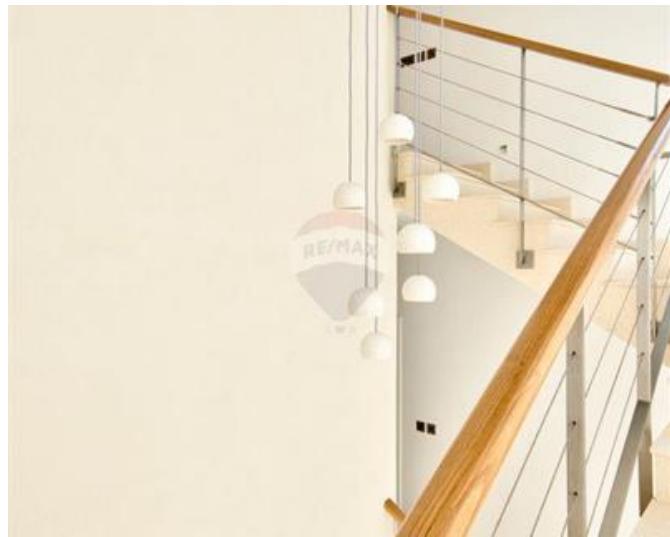


















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