

# Villa Detached in Mellieha



Mellieha, North



**€2,950,000**

Reference No: 240171030-493

 Total Rooms: **12**

 Floor Area (m<sup>2</sup>) : **720**

 Bathrooms: **3**

 Bedrooms: **3**

# Villa Detached - For Sale - Mellieha

Santa Maria Estate (MELLIEHA) – Located in this sought after area of Santa Maria Estate with direct panoramic seaviews is this newly built Fully-Detached Villa with a large outdoor entertaining area and zero edge infinity pool. Set on 3 floors, facing North-West having fantastic sea, bay & sunset views. The property welcomes its prospective owners with an inviting walkway leading to a welcoming garden space and drive. Accommodation consists of a large entrance hall leading to the open plan kitchen / living / dining/ guest toilet with floor-to-ceiling glass doors, outdoor infinity pool & entertaining deck with space for barbeque, gazebo and sunbathing area creating an unprecedented living experience. The sleeping quarters are situated at Level -1 and include 2 main bedrooms both with ensuite bathroom and walk-ins; and another double bedroom with ensuite. A separate roofed car port/garage is found on this floor together with a private landscaped garden making it a wonderful relaxing corner. The basement level (level -2) includes a cinema/ games area/ gym, an open living space and a one bedroom flatlet. The property is being sold fully finished. This is a dream property in a unique location with amazing views. Get in touch for a private tour of this property.

## Features

- ✓ Ceramic Floor
- ✓ En Suite
- ✓ Entrance Hall
- ✓ PVC Piping
- ✓ Pool
- ✓ Balcony
- ✓ Back Yard
- ✓ Garden
- ✓ Pool Deck
- ✓ Video Hall Porter
- ✓ Walk in Wardrobe
- ✓ Electricity Utility
- ✓ Double Glazed
- ✓ Air Space
- ✓ Deck
- ✓ Roof Terrace
- ✓ Front Patio

## Rooms

- ✓ Kitchen/Living/Dining : 19.2 x 6 m (115.2 m2)
- ✓ Kitchen : 6 x 4.6 m (27.6 m2)
- ✓ Bathroom : 2 x 1.8 m (3.6 m2)

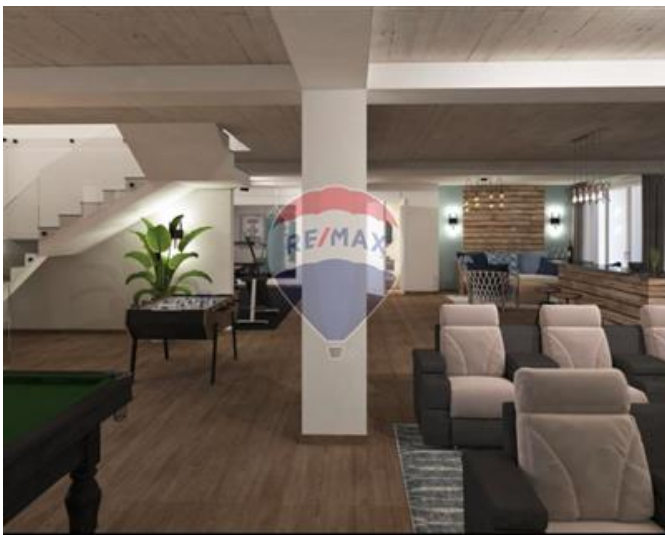
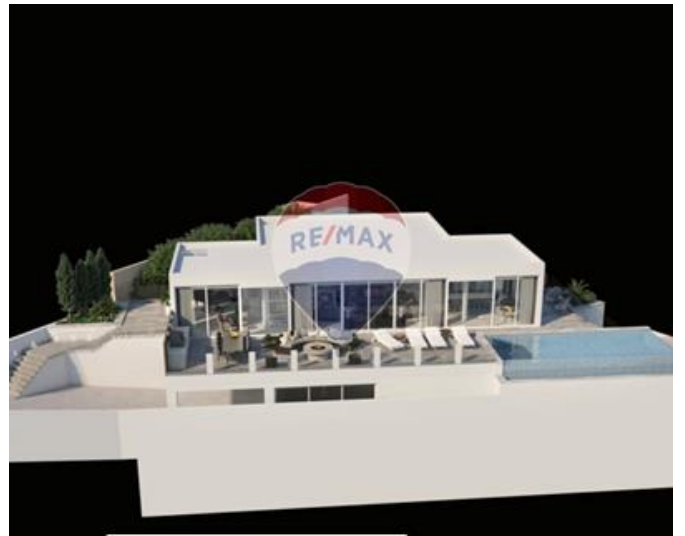
- ✓ Kitchen Pantry : 2.4 x 3.2 m (7.68 m<sup>2</sup>)
- ✓ Open Space : 28 x 5.8 m (162.4 m<sup>2</sup>)
- ✓ Open Space : 9 x 3.6 m (32.4 m<sup>2</sup>)
- ✓ Double Bedroom : 5.2 x 5.4 m (28.08 m<sup>2</sup>)
- ✓ Shower Ensuite : 2.5 x 2.5 m (6.25 m<sup>2</sup>)
- ✓ Double Bedroom : 4.7 x 6 m (28.2 m<sup>2</sup>)
- ✓ Shower Ensuite : 1.8 x 2.2 m (3.96 m<sup>2</sup>)
- ✓ Walk In Wardrobe : 3 x 1.8 m (5.4 m<sup>2</sup>)
- ✓ Double Bedroom : 4.4 x 5 m (22 m<sup>2</sup>)
- ✓ Garage : 5.6 x 11 m (61.6 m<sup>2</sup>)
- ✓ Open Space : 17 x 8 m (136 m<sup>2</sup>)
- ✓ Games Room : 8 x 5 m (40 m<sup>2</sup>)
- ✓ Open Space : 6 x 6 m (36 m<sup>2</sup>)
- ✓ Open Space : 9 x 6 m (54 m<sup>2</sup>)
- ✓ Gym : 6.4 x 5 m (32 m<sup>2</sup>)
- ✓ Open Space : 6 x 6 m (36 m<sup>2</sup>)

# Gallery















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