Penthouse Duplex in St Julian's

St Julian's, Sliema and St Julians Surroundings



€2,300,000

Reference No: 240251123-9

Total Rooms: **17**

Floor Area (m??) : **700**

Bathrooms: **5**

Bedrooms: **3**

Penthouse Duplex - For Sale - St Julian's

ST.JULIAN'S - A spectacular fully detached DUPLEX PENTHOUSE, located in the heart of this town and commanding lovely views of the picturesque Spinola Bay. This property is one of the largest private residential properties on the Island and benefits from a unique, near impossible to replicate lateral position with over 25 metres frontage on two floors with a gross floor area exceeding 700 Sq.m. Built in the style of a detached villa yet sitting most conveniently in central St Julian"s this property enables one to enjoy a vast array of shopping and dining opportunities without having to resort to motorised transport. This wonderful home enjoys a unique layout including an impressive entrance hall which leads onto a formal dining and sitting room laid out with solid hardwood flooring. The latter area spills out onto a huge outside teak laid deck area which features a swimming pool (heated) an alfresco sitting room and chill out area as well as an extensive sun bathing and alfresco dining area. The entire external deck is landscaped with extensive in ground trees and shrubs all connected to and managed by an automated drip irrigation system. The remainder of the lower level of the property features a large fully fitted and equipped kitchen, an additional family sitting room / television room featuring a widescreen plasma television including digital surround sound, an informal family dining room, a study and pantry/store room. At level one the property includes three large double bedrooms all with en suite bathrooms with the master bedroom featuring a huge walk in dressing room, Jacuzzi bathroom and sauna/steam shower system. The second bedroom also includes a separate sitting room and study together with en suite facilities including a Jacuzzi bath whilst the third bedroom also enjoys en-suite facilities as well as a private sunbathing terrace. The upper level also includes a laundry room that doubles up as an additional storeroom. A further wraparound terrace fully landscaped with mature trees is also located at the upper level creating a green serene oasis. This unique residence is further enhanced with a fully integrated centralized heating and cooling system with individual controls in all rooms /areas, intelligent mood lighting system, extensive CCTV coverage, a centralized music system with individual outputs in all individual areas. Double and triple glazed external apertures, solid cherry wood doors, solar water heating system and a centralized satellite television. A unique, one off property that presents a secure and easy to maintain Mediterranean living experience in the heart of one of Malta"s prime areas surrounded by brilliant entertainment and dining possibilities. A 4-car private interconnected lock up garage with remote and pedestrian code access is also included. Airspace is included.

Features

- ✓ Lift
- ✓ Walk in Wardrobe
- ✓ Parquet Floor
- ✓ A/C
- ✓ En Suite
- ✓ Fire Place Heating
- ✓ Floors - Hardwood
- ✓ Fitted Carpets

- Home Sound System
- Fire Safety
- Yard
- Balcony
- Roof Terrace
- Video Intercom
- Alarm System
- Wi-Fi
- Passenger Lift
- Air Space
- Deck
- Front Patio
- CCTV
- Satellite / TV/ Cable

Rooms

- Kitchen : 4.5 x 4.47 m (20.11 m2)
- Dining : 4.1 x 5.1 m (20.9 m2)
- Living : 4.72 x 7 m (33.04 m2)
- Sitting : 5.88 x 2.15 m (12.64 m2)
- Double Bedroom : 7.02 x 5.23 m (36.71 m2)
- Double Bedroom : 5.63 x 4.3 m (24.2 m2)
- Double Bedroom : 5.64 x 4.39 m (24.76 m2)
- Walk In Wardrobe : 4.2 x 3.05 m (12.6 m2)
- Office / Study : 3.18 x 3.43 m (10.91 m2)
- Box Room : 3.78 x 3.28 m (12.4 m2)
- Laundry : 2.56 x 2 m (5.12 m2)
- Hall : 7.2 x 5.1 m (36.72 m2)
- Hall : 1.74 x 7.95 m (13.83 m2)
- Hall : 4.43 x 3.1 m (13.73 m2)
- Hall : 7.22 x 2.16 m (15.6 m2)
- Landing : 7.22 x 2.16 m (15.6 m2)
- Bathroom Ensuite : 3.05 x 4.62 m (14.09 m2)
- Bathroom Ensuite : 2.54 x 3 m (7.62 m2)
- Shower Ensuite : 2.33 x 2.06 m (4.8 m2)
- Guest Toilet : 1.98 x 2.1 m (4.16 m2)

- Open Space : 4.52 x 1.78 m (8.05 m2)
- Open Space : 4.24 x 5.07 m (21.49 m2)
- Open Space : 12.7 x 12 m (152.39 m2)
- Open Space : 5.56 x 12.3 m (68.38 m2)
- Bathroom Ensuite : 1.85 x 2.83 m (5.23 m2)
- Living/Dining : 9.72 x 7.07 m (68.72 m2)

Gallery



















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