

# Villa Semi-detached in Swieqi




Swieqi, Sliema and St Julians Surroundings



**€1,850,000**

Reference No: 240271048-7

 Total Rooms: **10**

 Floor Area (m<sup>2</sup>) : **574**

 Bathrooms: **3**

 Bedrooms: **3**

# Villa Semi-detached - For Sale - Swieqi

SWIEQI - HIGH RIDGE - The villa offers an open-plan Living space with big floor-to-ceiling window fronts. The living area and kitchen communicate thanks to the open layout and have views to the garden and pool area. The state-of-the-art kitchen with a cooking island and snack bar is the heart of the house and has direct access to the pool. The property also offers a guest flatlet, three-car garage, gym, and cinema or office in the semi-basement. On the upper floor, you find the master suite with large window fronts onto the valley, a walk-in closet, and a bathroom en suite. In addition, there are two guest bedrooms with en-suite bathrooms. From here you can also reach the large roof terrace with a washroom and the possibility of a fourth bedroom also with en suite facilities. There is also a lounge area for sunbathing and comfortable lounge furniture. The garden and pool area is south-west oriented and promises lots of sun. The villa is sold as shell. Price is negotiable

## Features

- ✓ En Suite
- ✓ Pool
- ✓ Air Space
- ✓ Deck
- ✓ Garden
- ✓ Entrance Hall
- ✓ Terrace
- ✓ Balcony
- ✓ Back Yard
- ✓ Pool Deck

## Rooms

- ✓ Kitchen : 10 x 7.3 m (73 m<sup>2</sup>)
- ✓ Living/Dining : 9.2 x 5.6 m (51.52 m<sup>2</sup>)
- ✓ Double Bedroom : 6.1 x 4.1 m (25.01 m<sup>2</sup>)
- ✓ Double Bedroom : 4 x 4 m (16 m<sup>2</sup>)
- ✓ Double Bedroom : 6.2 x 3.4 m (21.08 m<sup>2</sup>)
- ✓ Walk In Wardrobe : 6.1 x 1.5 m (9.15 m<sup>2</sup>)
- ✓ Landing : 7.5 x 2 m (15 m<sup>2</sup>)
- ✓ Bathroom : 3 x 4.15 m (12.45 m<sup>2</sup>)

- ✓ Bathroom : 1.9 x 2.45 m (4.66 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 1.89 x 2.5 m (4.72 m<sup>2</sup>)
- ✓ Games Room : 13 x 5.6 m (72.8 m<sup>2</sup>)
- ✓ Open Space : 5.8 x 2.6 m (15.08 m<sup>2</sup>)
- ✓ Open Space : 4.2 x 7 m (29.4 m<sup>2</sup>)
- ✓ Open Space : 8.3 x 3.7 m (30.71 m<sup>2</sup>)
- ✓ Open Space : 8.5 x 3.05 m (25.92 m<sup>2</sup>)
- ✓ Open Space : 13 x 7.48 m (97.24 m<sup>2</sup>)
- ✓ Open Space : 8 x 3.42 m (27.36 m<sup>2</sup>)
- ✓ Open Space : 11 x 7.1 m (78.1 m<sup>2</sup>)

# Gallery









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