

# Villa Semi-detached in Birzebbuga



**Birzebbuga, South**



5 BEDROOMS



POOL



GARAGE



CINEMA



**€2,950,000**

Reference No: 240291001-8307

 Total Rooms: 17

 Floor Area (m<sup>2</sup>) : 281

 Bathrooms: 6

 Bedrooms: 5

# Villa Semi-detached - For Sale - Birzebbuga

This exceptional semi-detached seafront villa in Birzebbuga offers a rare opportunity to own a prestigious coastal home in one of Malta's most sought-after locations. Designed over two spacious floors and surrounded by a private garden, the property boasts generous proportions and a layout conceived for luxurious modern living. The villa will feature five bedrooms, a private cinema room, a fully equipped gym, a garage, and a stunning swimming pool, all complemented by unobstructed sea views that create a truly exclusive lifestyle experience. Being sold in shell form, the property allows the future owner to personalize finishes and interiors to their own taste. The development is being sold on plan, with permits already in hand and an anticipated completion date of October 2027. The property is freehold, making it an excellent long-term investment as well as a remarkable family residence. For further information or to discuss this unique opportunity, kindly contact a Remax agent.

## Features

- ✓ Pool
- ✓ Yard
- ✓ Air Space
- ✓ Back Yard
- ✓ Garden
- ✓ Terrace
- ✓ Court Yard
- ✓ Balcony
- ✓ Roof Terrace
- ✓ Pool Deck

## Rooms

- ✓ Double Bedroom : 5.7 x 2.53 m (14.42 m<sup>2</sup>)
- ✓ Double Bedroom : 3.6 x 3.1 m (11.16 m<sup>2</sup>)
- ✓ Double Bedroom : 4.2 x 3 m (12.6 m<sup>2</sup>)
- ✓ Bathroom : 2 x 2 m (4 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 2 x 2 m (4 m<sup>2</sup>)
- ✓ Double Bedroom : 4.8 x 2.8 m (13.44 m<sup>2</sup>)
- ✓ Double Bedroom : 3.7 x 3.4 m (12.58 m<sup>2</sup>)
- ✓ Walk In Wardrobe : 3 x 3.1 m (9.3 m<sup>2</sup>)

- ✓ Games Room : 4.39 x 3.51 m (15.41 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 2 x 2 m (4 m<sup>2</sup>)
- ✓ Walk In Wardrobe : 2 x 2.3 m (4.6 m<sup>2</sup>)
- ✓ Open Space : 5.2 x 3 m (15.6 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 2 x 2 m (4 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 2.4 x 2.7 m (6.48 m<sup>2</sup>)
- ✓ Walk In Wardrobe : 2.4 x 1.7 m (4.08 m<sup>2</sup>)
- ✓ Open Space : 4.3 x 3.8 m (16.34 m<sup>2</sup>)
- ✓ Kitchen/Living/Dining : 9.4 x 8.2 m (77.08 m<sup>2</sup>)
- ✓ Bathroom : 2.2 x 1.5 m (3.3 m<sup>2</sup>)
- ✓ Walk In Wardrobe : 2 x 2 m (4 m<sup>2</sup>)
- ✓ Open Space : 16 x 11 m (176 m<sup>2</sup>)
- ✓ Open Space : 3 x 11 m (33 m<sup>2</sup>)
- ✓ Open Space : 6 x 5 m (30 m<sup>2</sup>)

# Gallery





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