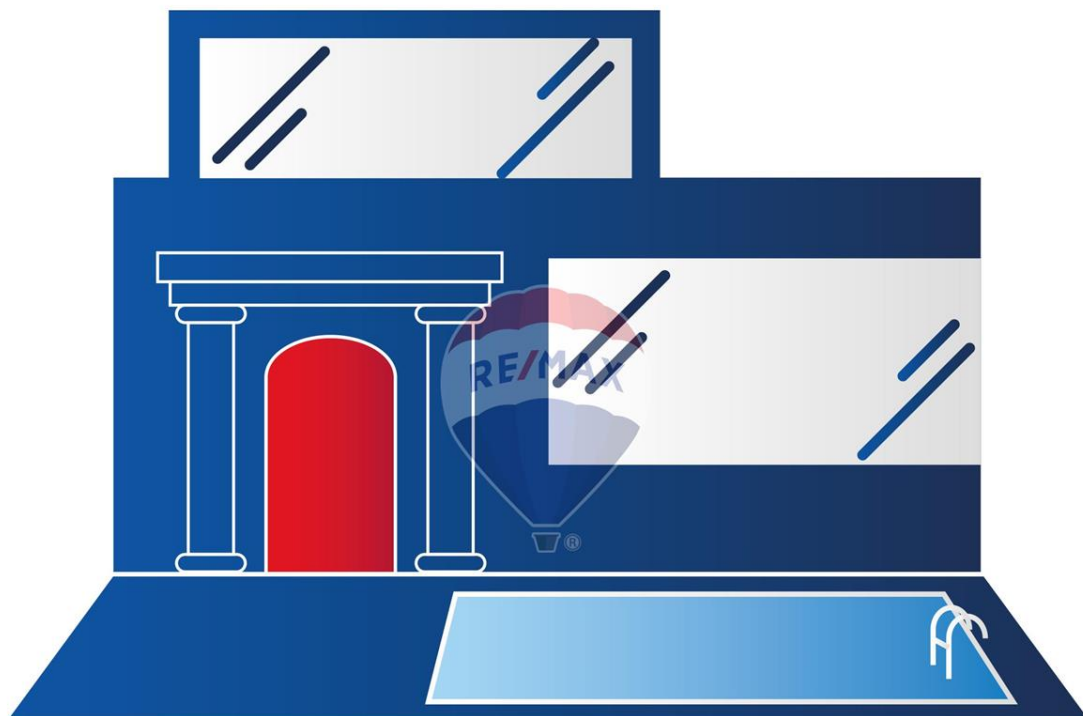


# Villa Detached in Mellieha



Mellieha, North



**€3,100,000**

Reference No: 240291036-503

 Total Rooms: **20**

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

 Bathrooms: **8**

 Bedrooms: **4**

# Villa Detached - For Sale - Mellieha

MELLIEHA- A modern and luxurious, designer finished, fully detached Villa, set on 1 Tumolo of land (1,124m<sup>2</sup>), situated in a high residential area, is up for sale. With recreating an epitome of detailed finesse, this property boasts a spacious living environment with a wide-open plan layout and is full of natural light. The elevated bungalow enjoys a welcoming entrance and surrounding gardens, leading to a spatial entrance hall with a strategically planned skylight and a gas fireplace to envisage the warmth of a homely atmosphere. The formal sitting room is situated to one side and having an imposing terrace, capturing views of Selmun Palace. The newly installed Gama décor kitchen comes with all appliances and dining area are both designed with the intention of indoor entertaining. On the same floor are three (3) double bedrooms with en-suites and a private terrace. The master bedroom includes a comfortable walk-in wardrobe and a view of the pool and deck area. A lift shaft is prepared to lead to the pool deck area, where one can find a large open space for outside entertaining with newly installed BBQ / kitchen & bar area. A driveway leads to a four (4) car garage space with a paved area suitable as an extended pool deck area. An independent apartment includes a large living, kitchen and dining area, three (3) double bedrooms, guest bathroom and en-suites. Property is fully airconditioned throughout, with audio & intelligent light system, remote controlled curtains, & full security system. A unique property that has to be viewed to be more appreciated.

## Features

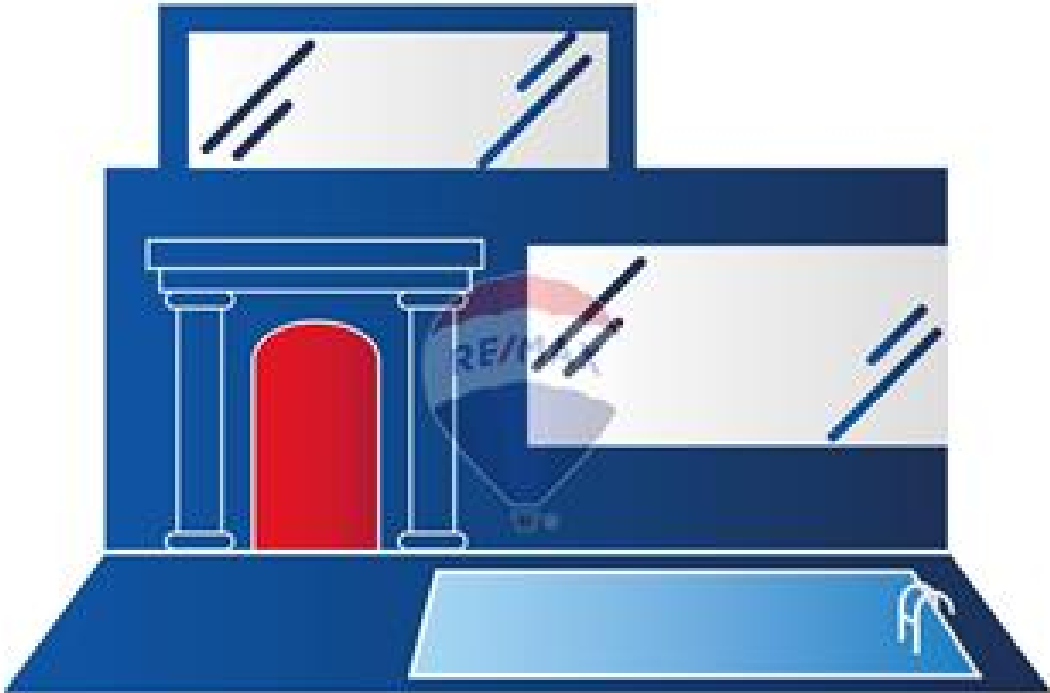
- ✓ Kitchen/Dinette
- ✓ Entrance Hall
- ✓ Electricity Utility
- ✓ Gypsum Plastering
- ✓ A/C
- ✓ Double Glazed
- ✓ Terrace
- ✓ Space For Pool
- ✓ Front Patio
- ✓ CCTV
- ✓ En Suite
- ✓ Water Utility
- ✓ Soffit Ceilings
- ✓ PVC Piping
- ✓ Skirting
- ✓ Pool
- ✓ Central Courtyard
- ✓ Back Yard
- ✓ Pool Deck

## Rooms

- ✓ Bathroom : 1.82 x 3.76 m (6.84 m<sup>2</sup>)

- ✓ Gym : 6.19 x 3.36 m (20.8 m<sup>2</sup>)
- ✓ Bathroom : 1.35 x 4.17 m (5.63 m<sup>2</sup>)
- ✓ Box Room : 1.24 x 1.45 m (1.8 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 1.24 x 2 m (2.48 m<sup>2</sup>)
- ✓ Double Bedroom : 4.25 x 3.85 m (16.36 m<sup>2</sup>)
- ✓ Laundry : 4.12 x 3.55 m (14.63 m<sup>2</sup>)
- ✓ Bathroom : 2.92 x 2.42 m (7.07 m<sup>2</sup>)
- ✓ Open Space : 3.35 x 4.75 m (15.91 m<sup>2</sup>)
- ✓ Box Room : 6 x 1.3 m (7.8 m<sup>2</sup>)
- ✓ Bathroom : 1.96 x 2.72 m (5.33 m<sup>2</sup>)
- ✓ Games Room : 7.17 x 9 m (64.53 m<sup>2</sup>)
- ✓ Garage : 8.26 x 8.66 m (71.53 m<sup>2</sup>)
- ✓ Double Bedroom : 4 x 4 m (16 m<sup>2</sup>)
- ✓ Double Bedroom : 4 x 4 m (16 m<sup>2</sup>)
- ✓ Double Bedroom : 4 x 4 m (16 m<sup>2</sup>)
- ✓ Kitchen/Dining : 4 x 4 m (16 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 2 x 2 m (4 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 2 x 2 m (4 m<sup>2</sup>)
- ✓ Bathroom : 2 x 2 m (4 m<sup>2</sup>)
- ✓ Walk In Wardrobe : 4 x 4 m (16 m<sup>2</sup>)
- ✓ Open Space : 1 x 3 m (3 m<sup>2</sup>)
- ✓ Open Space : 1 x 3 m (3 m<sup>2</sup>)
- ✓ Open Space : 1 x 3 m (3 m<sup>2</sup>)
- ✓ Open Space : 1 x 3 m (3 m<sup>2</sup>)
- ✓ Living : 4 x 4 m (16 m<sup>2</sup>)

# Gallery





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