

# Penthouse in St Julian's



## St Julian's, Sliema and St Julians Surroundings



**€5,500,000**

Reference No: 240471004-106

 Total Rooms: **7**

 Floor Area (m<sup>2</sup>) : **317**

 Bathrooms: **4**

 Bedrooms: **3**

# Penthouse - For Sale - St Julian's

Uniquely located penthouse enjoying privacy like no other, in the award winning Marina development of Portomaso. Providing a feeling of being "detached" as there are no walls to other properties touching this one, all neighbours are on lower levels, leaving you to enjoy the pool terrace without being overlooked. This penthouse stands literally head and shoulders above the rest. Presently configured as a spacious 3 double bedroom home, which all have access to spacious terraces, their own en-suite facilities and the master with a walk-in wardrobe, deep circular spa bath with wall mounted TV, spacious shower area and large private terrace with views of Spinola Bay and the landscaped gardens of Portomaso. All the living accommodation is open concept comprising, entrance hall with study area, leading to sitting room, further area for lounging or suited to a cocktail bar facing the pool through a semi circular, full height, frameless glazed window, leading to the formal dining area and fully fitted kitchen, with the additional bonus of a paneled pantry room and a separate broom cupboard. All of the open concept area face the pool and the open sea views beyond. A spacious guest powder room and a large separate laundry room complete the internal accommodation. No expense was spared when finishing this property in the traditional & elegant style chosen by the owners, with marble flooring throughout and special paint finishes, amongst other things. Sound system, pipes music, radio or TV into all rooms, including bedrooms and bathrooms, as well as the outside terraces. One will also find an intelligent lighting system and motorized blinds and curtains. The master ensuite has electric underfloor heating, as well as its own spacious terrace facing the setting sun. The property also benefits from a security alarm system. Two conveniently located parking spaces are included with this property. Integrated A/C system cools and heats the space. Just over 96 sqm of outside terraces provide this property with plenty of space to entertain, dine al fresco and enjoy the breathtaking views over the new laguna complex and the open sea beyond. The swimming pool has a swim-spa option for distance swimming and exercising.

## Features

- ✓ Lift
- ✓ Floor Heating
- ✓ Electricity Utility
- ✓ A/C
- ✓ Home Automation
- ✓ Deck
- ✓ Solar Water Heating
- ✓ CCTV
- ✓ Satellite / TV/ Cable
- ✓ Natural Gas
- ✓ Marble Floor
- ✓ 3 Phase Electricity
- ✓ Intelligent Lighting
- ✓ Balcony
- ✓ Solar Panels
- ✓ Pool Deck
- ✓ Alarm System
- ✓ Generators

# Rooms

- ✓ Double Bedroom : 5 x 4 m (20 m<sup>2</sup>)
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- ✓ Bathroom : 3 x 2 m (6 m<sup>2</sup>)
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- ✓ Bathroom : 2 x 2 m (4 m<sup>2</sup>)

# Gallery















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