House of Character in Birkirkara

Birkirkara, Central



€2,950,000

Reference No: 240471022-39

Total Rooms: **26**

Floor Area (m²) : **1088**

Bathrooms: **10**

Bedrooms: **9**

House of Character - For Sale - Birkirkara

Located within an Urban Conservation Area (UCA) in Birkirkara, is this unique 17th Century, House of Character for sale, which has been meticulously restored and upgraded as a high-end luxury residence, enjoying a mix of original architectural features with modern features while having an energy efficient living set up across the house. This stunning property would make a lovely family home or a potential luxury commercial hospitality business, with approx. 598 sqm internal living space and approx. 490 sqm outdoor area including swimming pool (7m by 3.5m), private landscaped gardens, courtyard and terraces. Complementing this eye-catching house are two separate interconnected garages – with one of the garages also having its own airspace. House comprises of a traditional stone façade entrance leading into original part of the residence where one is welcomed into grand entrance hall/sitting area enjoying natural light and original features such as limestone walls & high ceilings. Also at ground floor level, one finds a spacious formal dining room leading out to a charming Spanish-style courtyard. Also with a ground floor self-contained one-bedroom guest suite alongside a television lounge and study. Also, leading to an original 17th-century pottery kiln (which is a priceless archaeological treasure) which has been transformed into a spacious lounge and dining area ideal for entertaining family and friends. Also moving on, one finds a fully equipped designer kitchen including a teppanyaki grill, ideal for those food lovers/chefs. And finally access to outdoor courtyard ideal for Al Fresco Dining. Also at ground floor level, one finds a spacious outdoor area with FULL privacy including swimming pool, landscaped garden with many mature fruit trees. At first floor level, one finds three double bedrooms (all with en suite bathrooms and terraces overlooking pool/garden area). Also one finds a spacious home office, open lounge area, four additional bedrooms/guest suites with master with en suite and walk-in-wardrobe; separate main bathroom and separate guest toilet. A feature staircase leads up to roof level where one finds another bedroom with en suite; a large washroom and roof terraces. No expense were spared including large striking central skylight; high quality doors and tiles imported from Spain; double glazed apertures; 42 solar panels with battery storage; underfloor heating; thermal water heater; full air conditioning; a comprehensive water filter system including a water softner system; 3 large rainwater wells; second reverse osmosis filter in the kitchen; motion sensors for night lights; CCTV and a state-of-the-art alarm system. Freehold.

Features

- Kitchen/Dinette
- Walk in Wardrobe
- Floor Heating
- Intelligent Lighting
- Pool
- Yard
- En Suite
- Entrance Hall
- Electricity Utility
- Double Glazed
- Terrace
- Central Courtyard

- Air Space
- Balcony
- Roof Terrace
- Solar Panels
- Pool Deck
- Alarm System
- Well
- Back Yard
- Garden
- Solar Water Heating
- CCTV

Rooms

- Hall : 4.3 x 4.04 m (17.37 m2)
- Dining : 6.26 x 3.19 m (19.97 m2)
- Living : 4.6 x 5.7 m (26.22 m2)
- Office / Study : 4.24 x 2.36 m (10.01 m2)
- Open Space : 4.11 x 2.96 m (12.17 m2)
- Living/Dining : 4.34 x 8.84 m (38.37 m2)
- Kitchen : 7.52 x 4.4 m (33.09 m2)
- Double Bedroom : 6.36 x 2.66 m (16.92 m2)
- Box Room : 2.4 x 3.43 m (8.23 m2)
- Shower : 1.19 x 1.9 m (2.26 m2)
- Guest Toilet : 0.99 x 1.45 m (1.44 m2)
- Bathroom Ensuite : 2.87 x 3.16 m (9.07 m2)
- Double Bedroom : 2.7 x 4.2 m (11.34 m2)
- Open Space : 5.94 x 5.5 m (32.67 m2)
- Open Space : 20.67 x 12.04 m (248.87 m2)
- Open Space : 7 x 3.5 m (24.5 m2)
- Open Space : 6 x 6 m (36 m2)
- Double Bedroom : 4.72 x 3.9 m (18.41 m2)
- Bathroom Ensuite : 1 x 2.1 m (2.1 m2)
- Bathroom : 6.1 x 2.6 m (15.86 m2)
- Double Bedroom : 4.1 x 3.6 m (14.76 m2)

- Bathroom : 4.1 x 1.8 m (7.38 m2)
- Double Bedroom : 2.6 x 3.9 m (10.14 m2)
- Double Bedroom : 5.4 x 2.6 m (14.04 m2)
- Guest Toilet : 1 x 2.6 m (2.6 m2)
- Double Bedroom : 3.2 x 3.4 m (10.88 m2)
- Bathroom Ensuite : 1 x 3.4 m (3.4 m2)
- Double Bedroom : 4.7 x 3.3 m (15.51 m2)
- Bathroom Ensuite : 3.2 x 1.3 m (4.16 m2)
- Open Space : 4.1 x 3.6 m (14.76 m2)
- Double Bedroom : 3.2 x 3.1 m (9.92 m2)
- Bathroom Ensuite : 2.2 x 1.3 m (2.86 m2)
- Laundry : 2.3 x 3.3 m (7.59 m2)

Gallery





























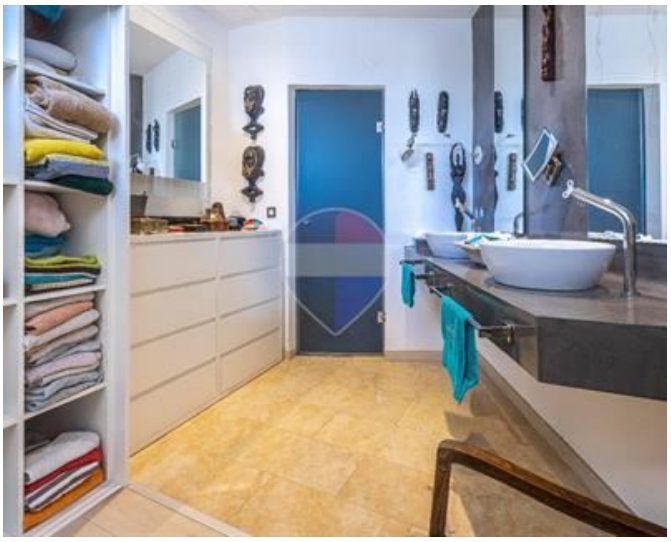
















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