


# MELLIEHA, FINISHED DETACHED VILLA

## PRICE ON REQUEST



REF NO:  
002916

 5 Bedrooms

 3 Bathrooms

 1 Garage

 Area (sq mtrs): 1560.00

Fantastic opportunity to acquire a most uniquely located residence, with permits for conversion into a state of the art new VILLA designed by the Internationally renowned and award winning architectural firm, Seth Stein London. This magnificent property is picturesquely set atop the ridge between St Paul's Bay and Mellieha Bay, home to the largest sand beaches on the island and commands an exceptional, elevated panoramic coastal view extending across open farmland to the open sea and on clear days also captures Sicily. The current house dates back to the 1960's, is well maintained and also habitable. The new proposed design will occupy 4 levels and has a total enclosed area of 1560sqm. The entrance is approached by a semi-circular front drive offering visitor parking as well as access to a secure garage at ground level. A passenger lift and elegant stairway serve all floors. Entry is through a hallway topped by a gallery above. Continuing through the house, a vista of the sea is framed by a series of tall arches. One's eye is drawn towards the view along a glass gallery flanked by intimate courtyard gardens leading to the main living space. A huge arched living room is the centre piece of the house but the expansive terrace is itself an outside living area, dining and al fresco cooking, external fireplace and day beds, pool side loungers. The pool is 10 meters in length and with its infinity edge merges with the natural landscape and sea beyond. Access to the outside guest accommodation is across the pool terrace via steps descending through well-established gardens and through its own private belvedere terrace. The first floor accommodates 4 bedrooms with en suite and 1 master suite (80 sq/mtr) bedroom-sitting room with 2 bathrooms, 2 dressing rooms and a wrap-around terrace (45 sq/mtr). The living room is a genuinely imposing yet convivial space (15m in length and with double height) it is also designed for casual living. Family dining at one end facing an intimate side garden, with fireside seating at the other. The panoramic full height glazing offers an expansive view of the sea. The house also offers a media room and a study/library. Certainly a residence for the discerning up market home owner. Freehold.

