

# RABAT, LUXURY DETACHED VILLA

€ 2,500,000




REF NO: 006625

 4 Bedrooms

 3 Bathrooms

 1 Garage

 Area (sq mtrs): 480.00

This exquisite rural detached villa is a newly constructed property situated in a serene ODZ area, embraced by lush greenery within the outskirts of Rabat. Nestled away from the commotion of the island, yet conveniently just a five-minute drive from all necessary amenities, this stunning four-bedroom contemporary villa is set on a 480sqm plot with an expansive outdoor area of 250sqm. Upon entering through the main gate, you'll be greeted by a front lawn, a meticulously landscaped garden, a generously sized swimming pool with an adjacent entertainment area, a pool toilet, and an outdoor shower. Meticulous attention to detail and the highest standards of craftsmanship are evident throughout the house, boasting a cozy sitting room with a log burning fireplace that radiates warmth throughout the entire residence. The windows feature UV solar screens to regulate the indoor temperature year-round. The property encompasses a spacious dining room, a well-appointed study with a customized American walnut library, a guest WC, and a separate bespoke solid oak kitchen equipped with a reverse osmosis system, alongside a fully furnished laundry room. The master bedroom on the same level boasts an en-suite bathroom with floor heating, a walk-in wardrobe, and direct access to the pool and garden area. Upstairs, three double bedrooms await, complemented by a main bathroom. Parquet flooring graces the bedrooms, while other areas feature sleek concrete flooring. Additional features include a lock-up garage, pre-plumbing in place to convert it into a separate flat let, a well, a spiera, an alarm system, and air conditioning throughout the property.

