

# SANTA MARIA ESTATE, FINISHED DETACHED VILLA

€ 2,995,000

4 Bedrooms

6 Bathrooms

4 Car Spaces

Area (sq mtrs): 950.00



REF NO:  
005891

A magnificent and impeccably maintained fully detached villa, imposingly positioned on high grounds and capturing most spectacular views of Santa Maria Estate and Mellieha Bay. ECO designed, built on a platform ensuring solid foundation and incredibly well insulated, this grand property is set over a plot area of 1700 sqm with accommodation laid out over four lavish floors, each served by internal elevator. Elevated ground floor accommodation takes the form of a bright and most welcoming entrance lobby, onlooking a majestic central staircase and giving access to independent, yet open-planned, sitting and dining rooms, separate kitchen/breakfast with access to a lovely side sun terrace, a snooker room, separate study and a guest cloakroom. Sleeping quarters at first floor level include an impressive master bedroom suite with walk-in wardrobe and full en-suite bathroom facilities, together, with a second double bedroom with en-suite shower and two other large double bedrooms served with a 'Jack and Jill' shower room. All bedrooms enjoy direct access to extensive terrace areas at this level, commanding 180 degree views. The topmost floor crowns the property, accommodating a beautifully designed and totally private swimming pool, which, is climate controlled, allowing for swimming throughout most of the year and includes an over-flowing hot tub, also, served by his/her changing rooms and showers. An outdoor kitchen/BBQ area ideally set to cater for scrumptious outdoor lounging and dining on this level's stunning terraces whilst enjoying most expansive views. Furthermore, a lovely indoor kitchen/dining, together with a very bright separate living area, all make for most magical summer entertainment. Semi-basement Level takes the form of fully equipped independent guest quarters, including a lovely combined kitchen/living/dining, with three bedrooms and having direct access to the roof top pool area, either via elevator or side external stair case. Additional features include a 4/5 car lock-up garage, a fully integrated alarm system, two large reservoirs benefitting from channelled water infiltration freely flowing all year round and serving most water requirements, VRV air-conditioning concealed system throughout, three phase feed, 12 photo voltaic panels, solar water heaters and more.

