


ST JULIANS, FINISHED PENTHOUSE

€ 2,200,000




REF NO: 003996

 3 Bedrooms

 3 Bathrooms

 4 Car Spaces

 Area (sq mtrs): 800.00

A spectacular fully detached furnished DUPLEX PENTHOUSE located in the heart of St. Julian's and enjoying lovely views of the picturesque bay at Spinola. This property has 25 metres frontage on two floors with a gross floor area of nearly 750 sqm. The property is built in the style of a detached villa. This wonderful home, enjoys a unique layout, including an impressive welcoming entrance hall, leading onto a formal dining and sitting room leading out onto a huge outside teak laid deck area which features a swimming pool (heated), an AI Fresco sitting room and chill out area, as well as an extensive sun bathing and AI Fresco dining area. The entire external deck is landscaped with extensive, in ground trees and shrubs all connected to and managed by an automated drip irrigation system. The lower level of the property comprises a large fully fitted and equipped kitchen, additional family sitting/living room, featuring an oversized cinema type wide screen plasma television, including digital surround sound, informal family dining room, home office and pantry/store room, 3 large double bedrooms (all with en suite bathrooms), with the master bedroom featuring a huge walk-in dressing room, Jacuzzi bathroom and sauna/steam shower system. The second bedroom also includes a separate sitting room and study together with en suite facilities including a Jacuzzi bath, whilst the third bedroom enjoys en suite facilities as well as a private sunbathing terrace. The upper level includes a laundry room that doubles up as an additional storeroom. A further fully landscaped terrace with mature trees is also located at the upper level. Complementing this unique residence is a fully integrated centralised heating and cooling system with individual controls in all rooms, intelligent mood lighting system, extensive CCTV coverage, centralised music system with outputs in all individual areas, double and triple glazed external apertures, solid cherry wood doors, solar water heating system and a centralised satellite television. A 4 car private lock up garage with remote and pedestrian code access is also included. PROPERTY IS ALSO TO-LET.