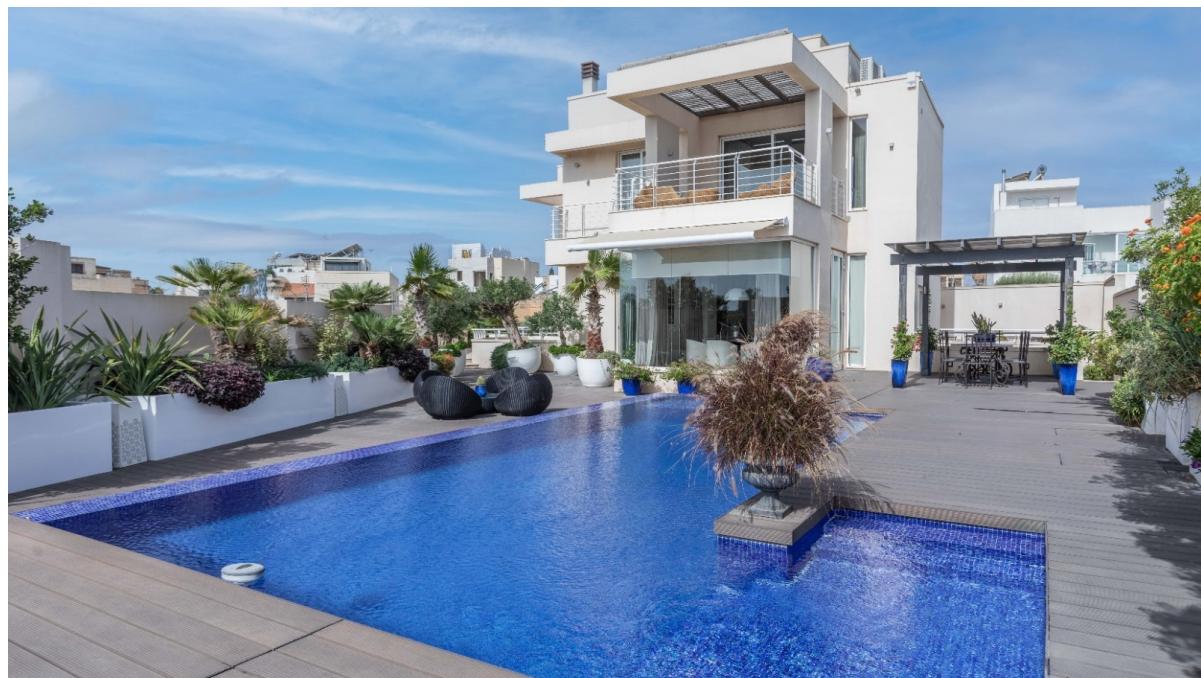




## House Three-bedroom (4+kk)

485 m<sup>2</sup>, Madliena, Swieqi

Ask for price

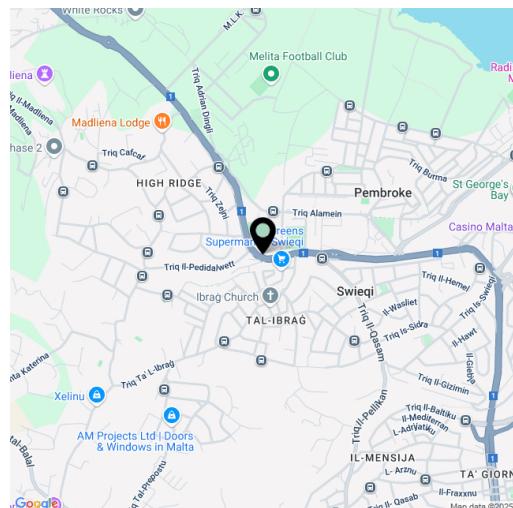




## House Three-bedroom (4+kk)

**Ask for price**485 m<sup>2</sup>, Madliena, Swieqi

Plot	700 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	109435



**An exceptional designer villa with 3 bedrooms and 4 bathrooms is located in the prestigious residential area of Madliena. The spacious interior of 485 m<sup>2</sup> is complemented by exterior areas with a large infinity pool, relaxation and sunbathing areas and an outdoor dining area. The international airport and the center of Valletta are conveniently accessible by car within 20 minutes.**

The ground floor of the fully furnished three-storey house features an open kitchen equipped with top-of-the-line appliances, a generously proportioned living room with a wood-burning **fireplace**, a formal dining room and a breakfast nook overlooking the pool. The first floor features a master bedroom with **en-suite bathroom**, dressing room and private balcony, 2 further bedrooms sharing a family bathroom with shower and large bath, a laundry room and a **terrace**. The basement consists of a study, lounge, 2nd kitchen with dining room and a view of the peaceful **private courtyard**. The outdoor areas include a large **terrace with a swimming pool**, relaxation areas with covered seating and a large open garage.

The above-standard equipment includes **underfloor heating** on the ground and first floors, solar water heating, photovoltaic panels, intercom, security and camera systems and a **reverse osmosis system** to achieve the most efficient water filtration.

Madliena is considered one of the **most luxurious residential areas** in Malta with panoramic views of the sea and the surrounding countryside. The immediate surroundings provide a full range of amenities. The bustling tourist resorts of Sliema and St. Julian's with their **long promenades and beaches** are only a few minutes' drive away. A direct flight from Prague to Malta takes approximately 2.5 hours.

Floor area 485 m<sup>2</sup>, plot 700 m<sup>2</sup>.