



## House Three-bedroom (4+kk)

485 m², Madliena, Swieqi

Ask for price







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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>.

