



## Superb Residence



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 4,775,841.23

### Τοποθεσία

Χώρα:	Malta
Δημοσιεύθηκε:	10/04/2025
Περιγραφή:	

Superb This one of a kind 400 year old meticulously converted House of Character is located in the north eastern traditional town of Xaghra on the sister island of Malta the smaller island of Gozo.

Beyond a typical unassuming timber door this 3123 sqm. resplendent property opens onto a lovely entrance which gives out onto a bright and spacious private courtyard one of three courtyards bathing the stately rooms in natural light. With an exquisite blend of old and new with the property having been extended further in recent years a gorgeous lounge leads out to what makes this home a veritable gem. A massive chlorine free swimming pool with an exceptional sundeck external guest toilet and shower amidst extensive lounging areas all snuggled in between landscaped mature gardens an amazing tennis court and a kitchen garden that is highly maintained to produce vegetables and fruit throughout the year lend to make this residence truly a rare find.

At ground floor level one is also met with a dining room with a massive table which can be transformed into a billiards table a fully equipped kitchen breakfast room both of which lead to the swimming pool area a great library with a small private patio a wellness room and a full bathroom which can be converted to two guest bedrooms a separate cinema room together with a guest WC.

The sleeping quarters on the first level are accessible from an old traditional stone stairwell in the entrance hall together with a second stairwell leading from the lounge. The master bedroom with its own lavish terrace overlooking the pool and gardens is complimented with an adjoining bedroom office together with a walk in closet and bathroom which from its elevated position enjoys views all the way to Sicily throughout the day and night. The master suite is also accessed through a hidden circular stairwell which leads to the kitchen. The themed India and China bedrooms both enjoy en suite bathrooms with



the India room having a Juliet balcony and walk in wardrobe. Across the landing overlooking the main courtyard is a fully equipped laundry with access to the Sunshine Bedroom and en suite bathroom at the top of the house which is surrounded by the largest private patio and sundeck.

This Residence is being offered exquisitely furnished together with stunning artefacts and so much more. Traditional features include thick walls wooden beams arches niches and a well. A registered borehole and access to the gardens from a back entrance a separate parcel of land and two perpetually leased garages housing four cars fifty metres away from the home complete this freehold property.

Moreover this residential property offers infinite possibilities for conversion into a mixed use commercial entity. The property currently features a vegetable garden that subject to permits can be developed and extended to the main residence transforming it into a lavish BnB Boutique Hotel or a versatile commercial abode. The property's potential and viability are best understood by viewing it in person which additionally may have tax incentives available for establishing and operating such a business concern.

#### Amenities Features

##### External Features

Courtyard  
Exterior BBQ  
General Security System  
Tennis Court  
Use of Roof

##### Internal Features

Interior Intercom System  
Interior Walk in Closet  
Washroom

Air conditioning  
Wall Unit A C

Garages  
4 Garages

Appliances  
Dishwasher  
Double Oven  
Dryer  
Microwave  
Range Oven  
Refrigerator  
Washer

Fireplace



Gardens

Pool

## Κοινά

Κρεβατοκάμαρες:	6
Μπάνια:	8
Τελειωμένα τετραγωνικά πόδια:	1187 τ.μ
Μέγεθος αυλής:	1936 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/GSAZ-T71767/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T71767/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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