



## Luxury 3 Bed Duplex For Sale in Mellieħa Malta



### Στοιχεία μεσίτη

|                   |   |
|-------------------|---|
| Όνομα:            | Niall Madden  |
| Όνομα εταιρείας:  | Esales Property Limited   |
| Χώρα:             | United Kingdom  |
| Experience since: | 2002  |
| Τύπος υπηρεσίας:  | Selling a Property  |
| Specialties:      | Property Type: Apartments   |
| Τηλέφωνο:         |   |
| Languages:        | English   |
| Site:             | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 986,356.38 |

### Τοποθεσία

|                       |  |
|-----------------------|--|
| Χώρα:                 | Malta  |
| Διεύθυνση:            | ValleyView, Triq Ta                            |
| Ταχυδρομικός κωδικός: | MLH 1513                                       |
| Δημοσιεύθηκε:         | 09/06/2025                                     |
| Περιγραφή:            | Luxury 3 Bed Duplex For Sale in Mellieħa Malta |

Esales Property ID: es5554644

TRIQ TA MASRIJA  
117 VALLEY VIEW  
Mellieħa  
MLH1634  
Malta

Discover Your Dream Home: A Charming Duplex Maisonette with Unrivalled Views and Future Potential in Mellieħa, Malta

Imagine waking up to breathtaking panoramic vistas every single day. This is the reality offered by this exquisite, modern first-floor duplex maisonette, perfectly situated in the highly desirable locale of Mellieħa, Malta. Combining unparalleled comfort, contemporary style, and significant development



prospects, this property isn't just a home; it's an investment in a lifestyle of luxury and future prosperity. Spanning two meticulously designed levels, it provides expansive living spaces, ensuring both generosity of room and ultimate privacy. From its elevated position, the maisonette commands spectacular views and presents an exciting opportunity for expansion, making it a truly unique offering in the Maltese property market.

## Expansive Living and Breathtaking Vistas

Every corner of this duplex maisonette has been thoughtfully crafted to maximise light, space, and the stunning natural surroundings. As you step inside, you'll immediately appreciate the airy and bright ambiance.

- \* **Generous Living Areas:** The first floor features a large, light-filled living area, providing an inviting space for relaxation and entertaining. Ascend to the second floor, and you'll discover another separate living and study area, designed for comfort and productivity. This upper living space seamlessly connects to a private terrace through expansive patio doors, offering panoramic views of the Mizieb and Mgarr countryside – a truly captivating backdrop for your daily life.
- \* **Fully Equipped Culinary Hub:** A separate, modern kitchen awaits, boasting state-of-the-art Bosch appliances and ample space for dining. Whether you're a seasoned chef or enjoy simple meals, this kitchen is designed for functionality and style.
- \* **Comfortable Bedrooms with Views:** The maisonette features three well-proportioned bedrooms, two of which are strategically positioned to capture those glorious panoramic views of the Mizieb and Mgarr countryside, ensuring you wake up to beauty every morning.
- \* **Stylish Bathrooms:** With two large, stylish, and functional bathrooms, one of which offers the convenience of both a bath and a shower, comfort is paramount.
- \* **Private Outdoor Havens:** Two private, generously sized terraces provide the perfect setting for al fresco dining, entertaining guests, or simply unwinding while enjoying the breathtaking Maltese sunsets.
- \* **Practicality and Storage:** A dedicated utility room with a sink and washing machine adds to the home's practicality. Furthermore, a semi-basement garage with space for 3-4 cars offers secure off-street parking, coupled with additional storage, providing invaluable convenience.

## Unlocking Significant Development Potential

Beyond its immediate charm and comfort, this property truly stands out due to its remarkable development potential. Situated on a 125 sqm plot with full airspace, and located in an area specifically zoned for three floors plus basement, the possibilities are extensive. This presents a fantastic opportunity for:

- \* **Extending the existing living space:** Create even larger, more luxurious interiors.
- \* **Adding additional levels:** Expand vertically to maximise the plot's potential and possibly enhance the existing views.
- \* **Creating a multi-unit development:** Subject to planning approval, this could be a lucrative opportunity for investors seeking to develop multiple residential units.

## An Investment in a Prime Location



This maisonette is more than just a home; it's a shrewd investment in one of Malta's most desirable and rapidly growing areas. Mellieħa is renowned for its idyllic beaches, charming village atmosphere, and excellent amenities, attracting both local and international residents.

- \* Prime Location: Enjoy strong long-term investment prospects in a sought-after area.
- \* Quiet, Desirable Neighbourhood: Benefit from proximity to key amenities, including reputable schools, diverse shops, and efficient public transport links, all within a tranquil setting.
- \* Versatile Property: Ideal for both comfortable, immediate living and future growth or expansion, catering to various lifestyle needs and investment strategies.
- \* Well-Maintained with Modern Upgrades: The property is meticulously maintained and offers a blank canvas for your personal renovation ideas, allowing you to tailor it to your exact tastes. It also comes fully furnished and is equipped with Photovoltaic panels, ensuring low utility bills and an environmentally conscious lifestyle.

Whether you're envisioning this as your dream home – a haven of comfort and spectacular views – or looking to capitalise on its incredible development potential, this property is an absolute must-see. It represents a rare confluence of location, luxury, and opportunity in the vibrant Maltese market.

## ABOUT THE AREA

Mellieħa, a charming village situated in the northernmost part of Malta, is a highly sought-after destination renowned for its picturesque landscapes, stunning coastlines, and a relaxed, family-friendly atmosphere. Perched on a hilltop, it offers sweeping panoramic views of the Mediterranean Sea, the sister islands of Gozo and Comino, and the tranquil surrounding countryside. Mellieħa's allure lies in its ability to blend traditional Maltese village life with the conveniences and attractions of a popular tourist resort. It is particularly famous for its beautiful sandy beaches, notably Għadira Bay (Mellieħa Bay), which is the longest sandy beach on the island and a favourite for families due to its shallow, clear waters.

Beyond its pristine beaches, Mellieħa boasts a rich historical and cultural heritage. Evidence suggests the area has been inhabited since prehistoric times, with various civilizations leaving their mark. Key historical sites include the Mellieħa Parish Church, a prominent landmark overlooking the bay, and the Sanctuary of Our Lady of Mellieħa, a revered pilgrimage site. The Mellieħa Air-Raid Shelters, hand-dug during World War II, offer a poignant glimpse into the island's wartime past. For those seeking unique experiences, the whimsical Popeye Village, the original film set from the 1980 musical production, is a major attraction, particularly popular with families.

Life in Mellieħa is generally more laid-back than in the bustling central areas of Malta, offering a peaceful and serene environment. Despite its tranquil ambiance, the village is well-equipped with essential amenities and services, including supermarkets, local shops, pharmacies, and a diverse range of restaurants and cafes serving both traditional Maltese cuisine and international dishes. Outdoor enthusiasts will find ample opportunities for water sports, hiking, and nature walks, especially around the Għadira Nature Reserve, a protected area for various bird species. The village's community is welcoming and friendly, making it an attractive place for both locals and expatriates seeking a high quality of life.



For those travelling to and from Mellieħa, the nearest airport is Malta International Airport (MLA), located in Luqa. Situated approximately 19-27 kilometres (about 12-17 miles) to the south, the airport is the primary gateway to the Maltese islands. Travel time by car from the airport to Mellieħa typically ranges from 30 to 45 minutes, depending on traffic. Various transportation options are available, including taxis, private transfers, and public buses, ensuring convenient access for both arriving visitors and residents.

## MAiN FEATURES:

- \* 125m<sup>2</sup> of living space
- \* 3 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Malta
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Κοινά**

|                               |         |
|-------------------------------|---------|
| Κρεβατοκάμαρες:               | 3       |
| Μπάνια:                       | 2       |
| Τελειωμένα τετραγωνικά πόδια: | 125 τ.μ |
| Μέγεθος αυλής:                | 125 τ.μ |

### **Rental details**

|            |     |
|------------|-----|
| Furnished: | Ναί |
|------------|-----|

### **Lease terms**

Date Available:

### **Contact information**

|           |             |
|-----------|-------------|
| IMLIX ID: | IX7.023.930 |
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